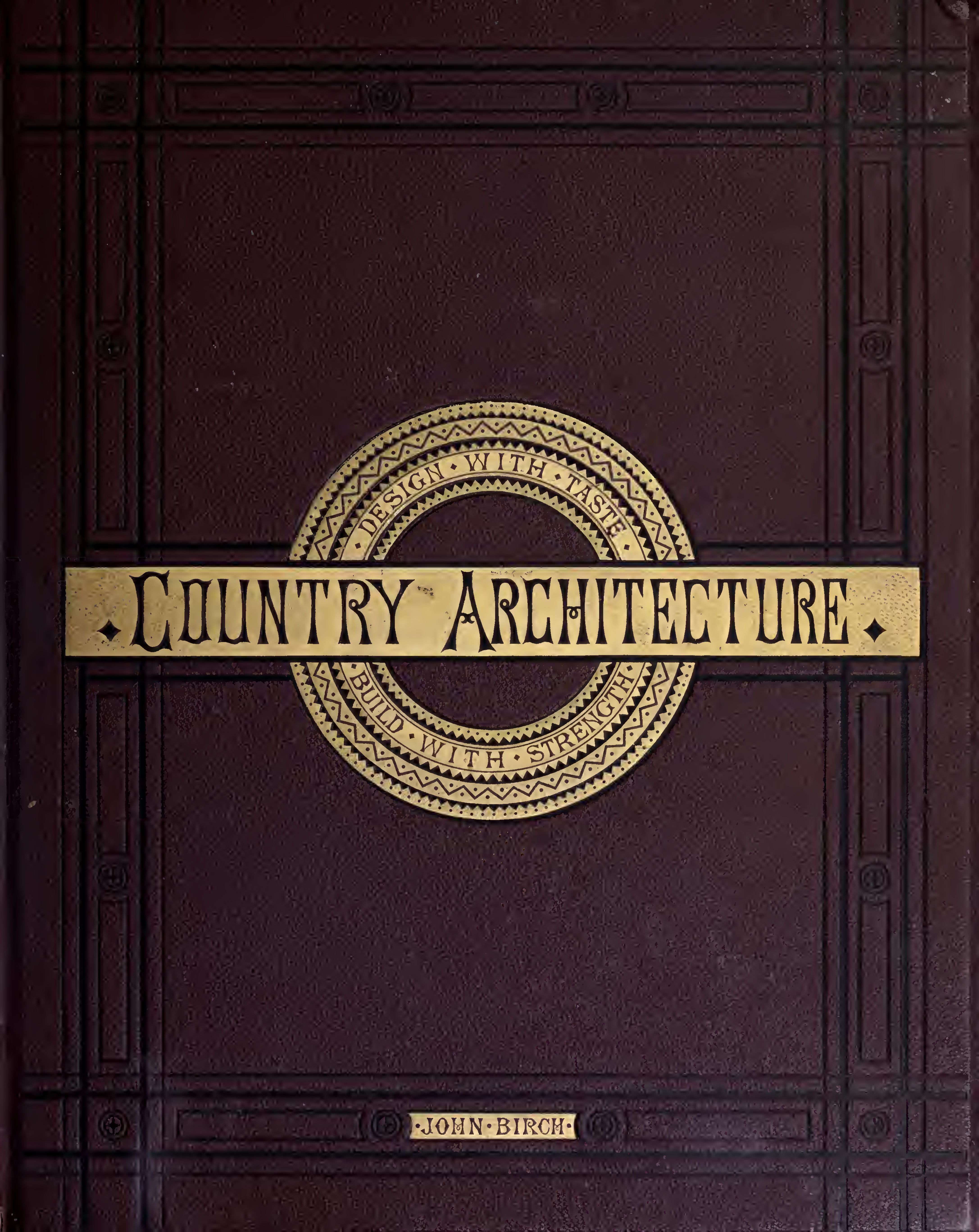

DESIGN · WITH · TASTE

COUNTRY ARCHITECTURE

BUILD · WITH · STRENGTH

JOHN · BIRCH

74x / TRG

51 pages

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DESIGN · WITH · TASTE ·

.COUNTRY ARCHITECTURE.

· BUILD · WITH · STRENGTH ·

·JOHN·BIRCH·

COWELLS ANASTATIC PRESS
IPSWICH

Country Architecture:

A WORK,

Designed for the use of the Nobility and Country Gentlemen,

BEING A SERIES OF

EXECUTED WORKS AND DESIGNS FOR BUILDINGS CONNECTED
WITH LANDED PROPERTY,

COMPRISING

LABOURERS' COTTAGES, LABOURERS' INSTITUTE, MECHANICS' DWELLINGS, ENTRANCE
LODGES, GATES AND BRIDGE, GARDENERS' AND KEEPERS' LODGES, DAIRY AND
LAUNDRY COTTAGES, SMITHIES' AND FARRIERS' HOUSES, BAILIFFS' AND AGENTS' RESIDENCES,
STABLE OFFICES, FARM HOUSES, FARM BUILDINGS, VILLAGE HOSPITAL, SCHOOLS,
SCHOOL MISTRESS'S HOUSES, CURACY HOUSE,
AND COUNTRY RESIDENCES.

BY

JOHN BIRCH,

Architect,

Author of "Examples of Labourers' Cottages," "Designs for Dwellings which obtained the Medal and Prize of the Society of Arts," &c.

EDINBURGH AND LONDON:
WILLIAM BLACKWOOD AND SONS,
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TO

THE RIGHT HONOURABLE HENRY EDWARD JOHN

LORD STANLEY OF ALDERLEY,

THIS WORK

IS

VERY RESPECTFULLY DEDICATED

BY

HIS LORDSHIP'S

MOST OBEDIENT AND MOST HUMBLE SERVANT,

THE AUTHOR.

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PREFACE.

THE desirability of publishing a work of this character has been frequently pointed out by several noblemen and friends with whom the author has the honour of being acquainted: whether the nature of the designs and matter herein contained will fully justify the title given to this work must be left to the judgment of those for whom it has been specially prepared.

It was originally intended to exhibit executed examples and designs of every description of buildings required on landed property, but as this would have rendered the work inconveniently large, and could not have been obtained very well without curtailing certain useful and important portions, the author has deferred to another occasion the pleasure of publishing a companion volume, the result of his studies and experience in the art of planning the Mansion House, Jointure House, Rectory, Parsonage, &c., with hints and suggestions on the disposition of the various buildings relating to a Landed Estate, in order to combine the useful with the beautiful, and render the whole contributive to general effect.

In the following work the author has been required to choose comfort and economy as the characteristic features of many of the designs, the plans having been prepared with a view to their practical utility rather than having regard solely to external effect, and trusts the apparent simplicity of some of the buildings may be considered more attributable to the peculiar requirements of each case than to a want of elaboration, which, perhaps, would have been out of place in some of the works herein contained.

A well conceived and thoroughly digested plan, be it for a cottage or a mansion, of regular or irregular shape, as may be necessary to suit the style chosen for the situation, will always command more or less pleasing elevations, which may be plain or ornate as required. The principal floor plan of every building ought to be the ground work and basis of the design, if this be not arranged with consummate skill and a thorough knowledge of requirements both as regards aspects and internal arrangement, the result will not be successful. No matter how picturesque a house may be, if it lacks good and comfortable arrangement, and does not possess fine views, it is of comparatively little value: there is therefore much ability required in not only arranging the plans of a house, but also in selecting a site possessing a commanding and sheltered situation, having the finest views of the surrounding landscape from the most important apartments of the house.

It is not unusual with some noted for eccentricities, to arrange exteriors composed of a picturesque portion from one good example and another, put together to assume forms consonant with their own singular taste, and afterwards attempt to work out plans to suit; such a course cannot be too highly deprecated, as in many of these cases the clients have no knowledge or idea whatever of the arrangement of the plans and relative positions of the several apartments, beyond the names and dimensions of the different rooms, being in this respect almost entirely at the discretion of the person employed, and not unfrequently find out, when too late, that much, indeed sometimes nearly all comfort has been sacrificed for external effect. The principal floor plan should be a conception of the brain, embracing all the exigencies of requirements, situation, and good internal arrangement, but of this subject the author hopes to have more to say on another occasion.

From these hasty remarks it must not be considered that the author desires the works herein represented to be accepted as perfect examples; doubtless many shortcomings will be noticed and points open to improvement will be detected by more keen and observing eyes, but as it is earnestly wished, should the work as a whole be productive of good, and tend to improve the arrangement and character of buildings connected with landed property, the author will have reason to feel satisfied with his labour.

To those noblemen and gentlemen who have so kindly assisted by their support and encouragement the production of this humble and imperfect work, the author owes a deep and lasting gratitude, and begs to embrace this opportunity of returning his sincere thanks.

9, John Street, Adelphi,
April, 1874.

PART I.

LABOURERS' COTTAGES, LABOURERS' INSTITUTE or READING ROOM, and MECHANICS' DWELLINGS.

From considerable experience of the actual state of many of the Cottages throughout the Country, and the amount of improvement required to be done, the author trusts this section of the work will be useful to those desirous of improving the welfare and condition of their tenantry. The designs have been carefully selected from a number of examples erected in various parts of England and Wales, comprising plans for single and pairs of Cottages; blocks of three and four Cottages, and groups of similar buildings, with a full description and cost of each design.

In choosing Sites for Cottages, if to be built on Farms, they should be as near the farm buildings as possible, and the latter ought to be in the centre of the land comprising the farm, that the labourer may not have too far to travel, and the farmer have his land under better control. If the Cottages are intended to face a high road; or to be situated in a village, they ought to be set back about ten yards or so from the footpath or line of road, this will add much to the appearance of the buildings, and afford convenient space in front for flower gardens. Sometimes the cottages are placed at the extreme end of the plot, with kitchen garden in front. This is not a good plan, as the house is too far removed from the public road to be cheerful, and frequently the ground in front is not kept as well as it might be, besides the space in the rear between the dwellings and their outbuildings is too limited for sanitary purposes.

The level of the ground floor should be generally about 6 inches above the crown of the high road, and if possible the living rooms should face the South-West, and the sculleries the East, or the scullery and living rooms should be contrived to obtain as much sun as possible. The outbuildings should not be too far removed from the main building, about 30 yards or so would be sufficient, and if concealed by planting, so much the better; the piggeries ought to be furthest from the residences; the cottages should, if possible, occupy a rising ground, and have good facility for draining.

I do not think it advisable to build more than four Cottages in one block, as the occupants are sure to disagree when a number are located together. The Cottages should be built in pairs or in blocks of three or four according to the size of the farm or estate, and placed on different sites within easy distance of the farm-buildings or bailiff's house.

From an eighth to a quarter of an acre of land is usually given to an ordinary Labourer's Cottage, except, of course, where they are allowed to keep a cow. I do not think it well to add a cow-shed to a labourer's cottage, and give to it three or four acres of land, as it renders the labourer independent of his proper calling, and causes labour to be scarce. Of course there are exceptional cases where a few acres added to the houses in the village would materially improve the rental without being detrimental to obtaining labour, but discrimination should be used in selecting the tenants.

The new buildings should be commenced early in the Spring, and receive the full benefit of the summer months for thoroughly drying the walls and plastering, and should be occupied about the end of Autumn, this is more desirable than proceeding with this kind of work during the winter months; at any rate, the buildings should be covered in before winter.

In creating a new Village it ought not to be too far removed from the Park and Mansion, and should be in proportion to the magnitude of the property. One of the park entrances might be near the end of the Village where the Church and Parsonage would be situated, and if within a few miles of a railway station so much the more convenient. Plans of pairs and blocks of three and four cottages might be adopted; the internal arrangements should be nearly alike, excepting that some, say one in every four or six dwellings may have two bedrooms instead of three. The external appearance of the buildings ought to be varied, and if a well-chosen site be selected where one high road intersects another, there would be good opportunity of forming a Village Well, which might be made a pleasing and characteristic feature. The Church and Parsonage or Rectory should occupy a commanding situation at one end of the Village, a short distance from it, with the Farrier's Shop and Village Inn at the other end, and the Schools and Institute or Reading-room should have well-chosen sites in order to contribute to the general effect of the whole. The buildings cannot be too quaintly designed in order to produce a thoroughly old English effect; this can be obtained without extravagant outlay, as the effect is gained more from a simple and pleasing diversity of outline, with projecting roofs and gables, than by intricate and expensive workmanship, the effect of which is quite lost at a distance.

In an architectural point of view the general character of all the buildings in the village ought to harmonize, and in respect of costliness and quality of workmanship the Parsonage or Rectory should come next to the Church; the Schools and Institute may be plainer than the Parsonage, but should indicate their purpose, and the Cottages should be the simplest and least pretentious of all, at the same time picturesque.

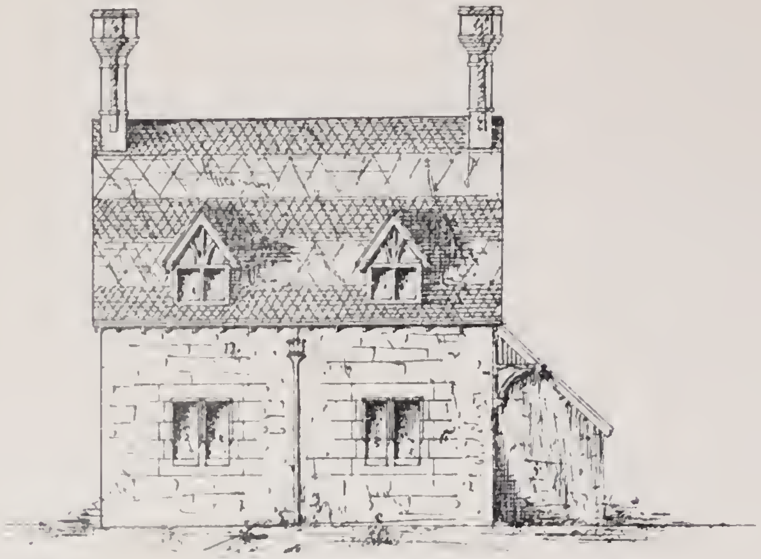
When it is necessary to have a few cottages with shops, these may be placed next to the Inn and Farriery, which should be opposite each other, and treated so as to form a feature. The shop part of these cottages should have quaint old-fashioned bow windows and entrances, and designed in all respects to correspond with the adjoining buildings.

Half-timbered gables with rustic porches, bold dormer windows and awnings or verandahs, when covered with woodbine, ivy, or other creepers look very picturesque; this kind of building may be executed in a plain and effective manner at little extra cost, and can be made quite as durable as any other kind of material, of course for certain purposes it would be advisable to use English oak in preference to Foreign timber painted.

In order to render this portion of the work complete and useful, the author has appended a model specification which he has carefully prepared, containing a number of useful suggestions, remarks, and explanatory diagrams. The specification is intended to apply to Cottages, but in substance, and with such alterations as may be necessary, it may be made applicable to any description of building.

;PLATE No 1:

.A.



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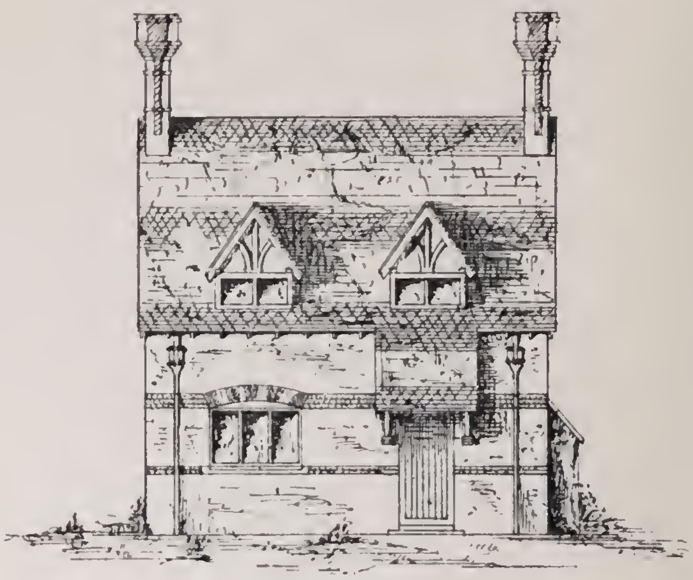

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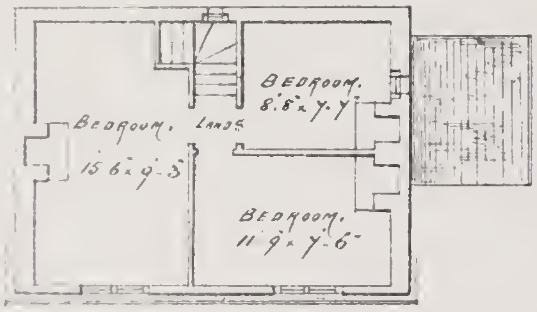
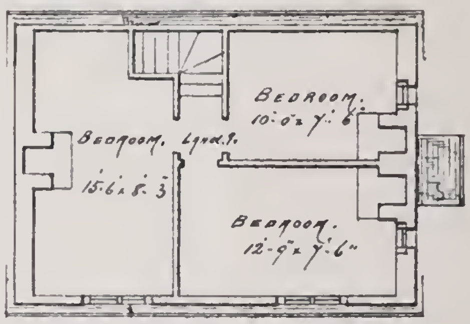


,CHAMBER PLAN.



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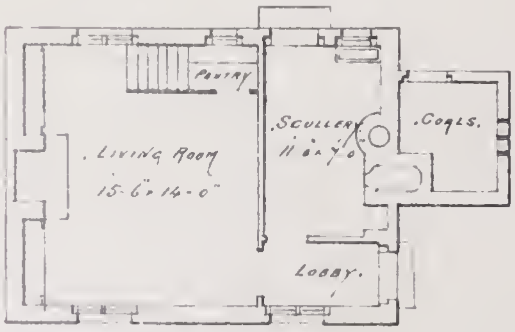
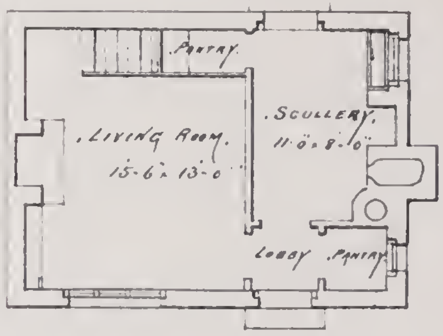


.GROUND PLAN.



.GROUND PLAN.

John Birch
Architect

No 4 John Street, Adelphi W.C.

Plate No. I.

DESIGN A AND B.

SINGLE COTTAGES erected on the Alderley Estate, Cheshire, for the RIGHT HONOURABLE THE LORD STANLEY OF ALDERLEY.

This drawing shews two of the single Cottages recently erected on the Alderley Estate; each dwelling has a comfortable living room, scullery, and three lofty, well ventilated bedrooms, each provided with a fire-place. Suitable out-buildings are situated in the rear of the dwellings.

The Cottages have been built of bricks made on the estate, with local stone dressings to doors and windows. The roofs are covered with Broseley tiles of blue and brindle colour, laid to a pleasing pattern.

It is due to Lord Stanley to mention that these Plans were worked out from his Lordship's rough sketches.

The cost of each dwelling, including outbuildings, rainwater tank, drainage, fixtures and fittings complete, was about £178. The price charged for his Lordship's bricks being 15/- per thousand in the field.

Scale ¾-ths of an inch equals 10 feet.

Plate No. II.

DESIGN A.

SINGLE COTTAGE erected on the Down Hall Estate, near Harlow,
Essex, for SIR H. SELWIN IBBETSON, Bart., M.P.

This single Cottage has been lately erected on the Down Hall property; it contains an entrance porch, living room, scullery, pantry, store, and three bedrooms, each with fire-places. Suitable outbuildings are placed in the rear. It has been built with perforated white bricks from Cambridge, relieved with bands and arches of dark red bricks, and the roofs are covered with Huntingdonshire tiles of an ornamental character. The cost of building this Cottage was about £170.

DESIGN B.

SINGLE COTTAGE erected on the Clevedon Court Estate, Somersetshire.
for SIR A. H. ELTON, Bart.

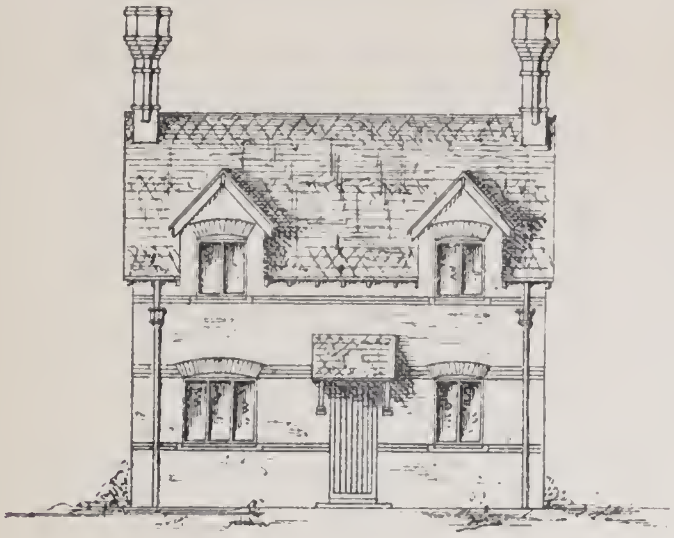
This design shews an example of some single Cottages lately erected on the Clevedon Court Estate, near Bristol. With some slight modifications the plan is similar to one half of the pair of Cottages shewn on Plate No. III., the external appearance being simplified like Plate No. VI. These Cottages have been built with Random coursed rubble walling, with tooled local stone dressings, the roofs being covered with Staffordshire tiles.

The estimate for erecting these Cottages, including outbuildings, drainage, &c., complete, amounted to about £218 per Cottage.

Scale ¾-ths of an inch equals 10 feet.

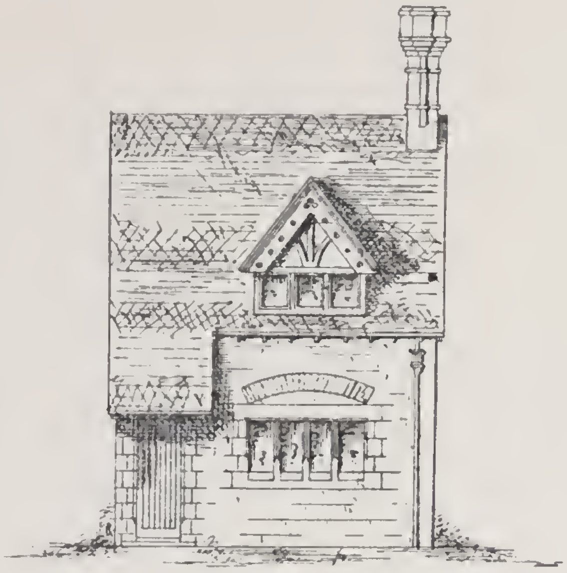
PLATE No 2.

A.



ELEVATION.

B



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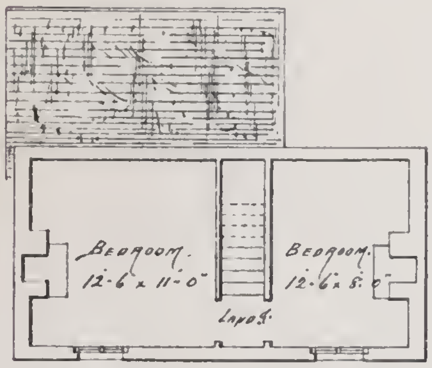
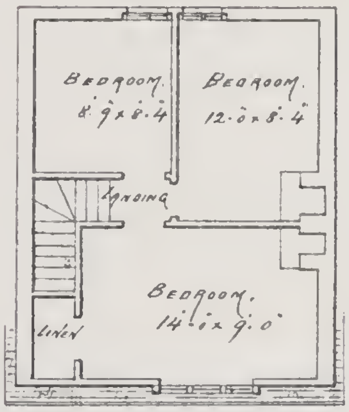


CHAMBER PLAN.



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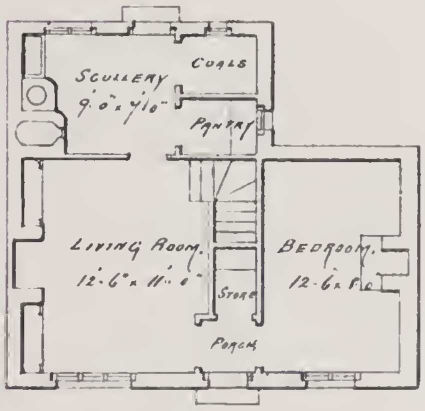
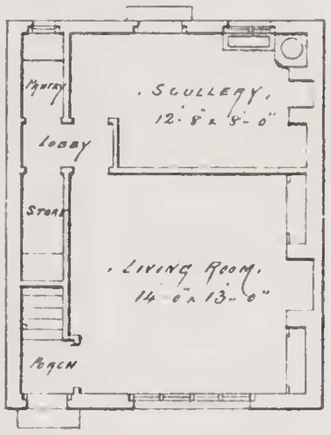


GROUND PLAN.

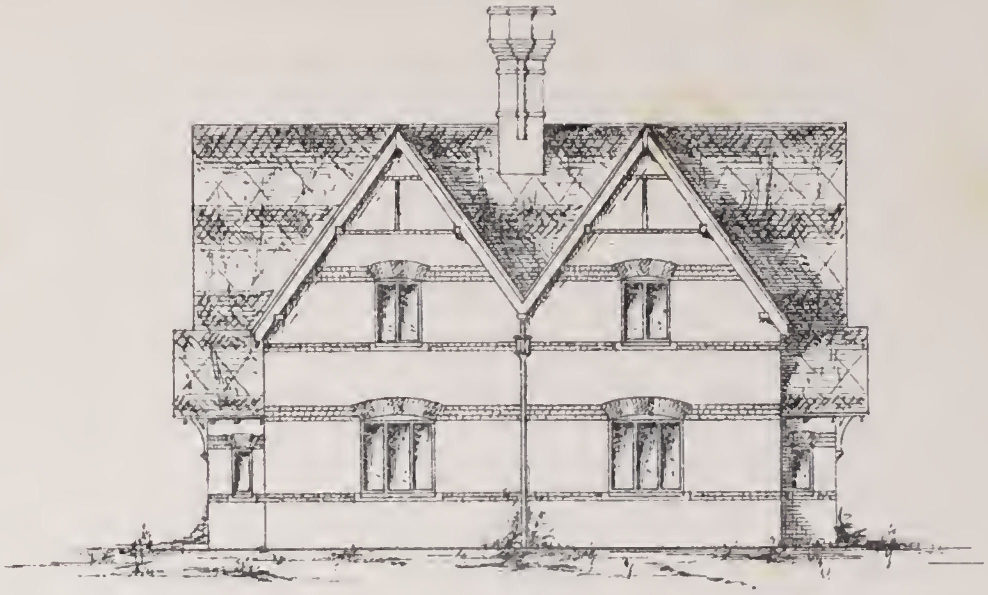


GROUND PLAN.

John Birch
Architect

No 9 John Street Adelphi W.C

, PLATE No 3.



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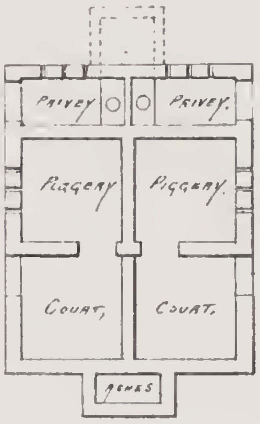
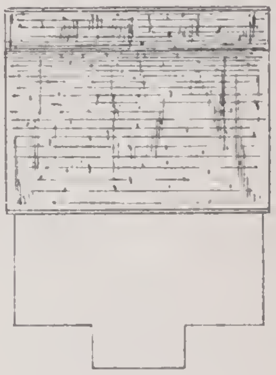
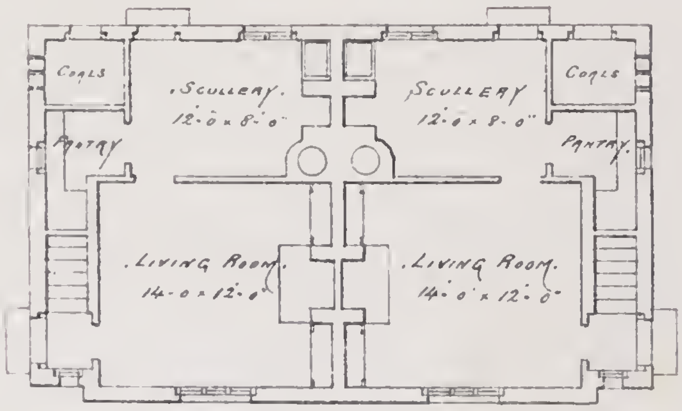


, OFFICES.



, UPPER PART OF OFFICES.



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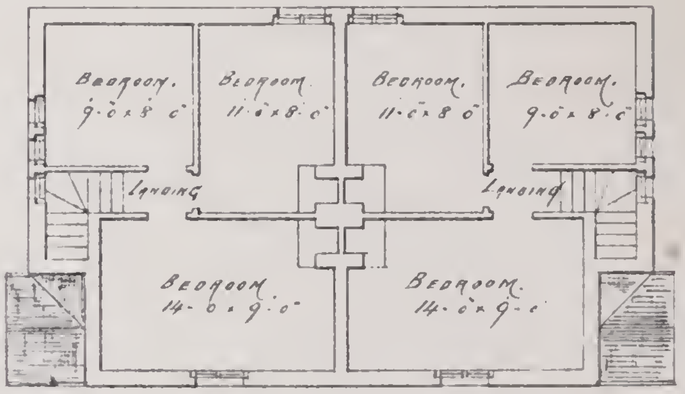


: CHAMBER PLAN.

John Birch
Architect

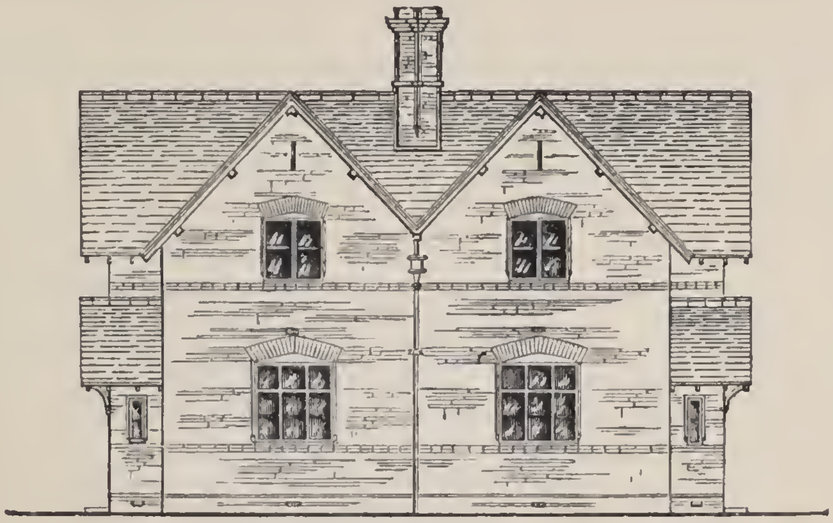
No 6 John Street Adelphi W C

Plate No. III.

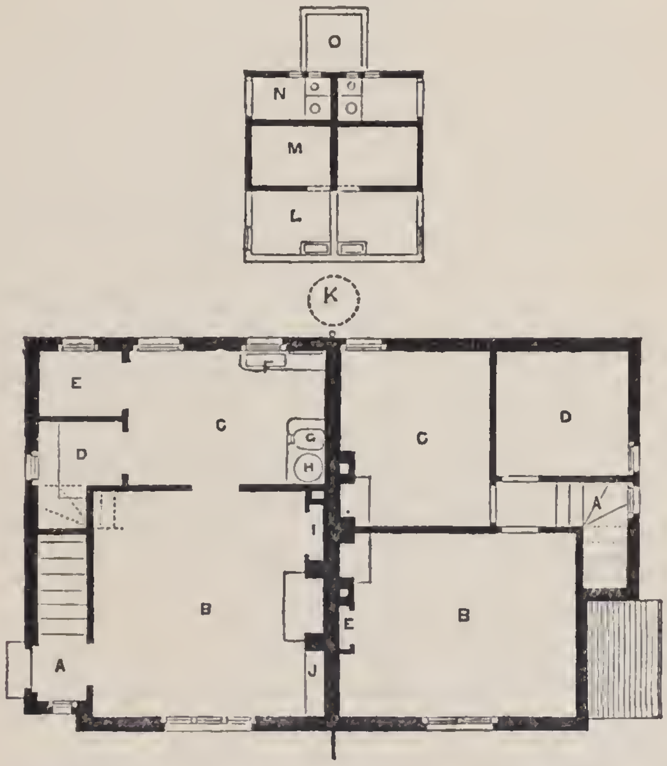
DESIGN for a Pair of Agricultural Labourers' Cottages which obtained the Society of Arts' Prize.

In the year 1864 the Council of the Society of Arts offered prizes for the best design for a pair of Labourers' Cottages, to be prepared in accordance with the requirements of the Inclosure Commissioners. About 134 designs were submitted in competition, and after a careful examination the prize was awarded to this design.

In the original plan the outbuildings were attached to the main building, but as this arrangement was not found desirable for the requirements of agricultural labourers' dwellings, the plan was amended as shewn by the accompanying woodcut.



Front Elevation.



Half Ground Plan. *Half Chamber Plan.*

REFERENCE TO PLANS.

GROUND PLAN—A Porch; B Living Room, 12 ft. 6 by 12 ft.; C Scullery, 10 ft. by 8 ft.; D Pantry; E Fuel; F Sink, Plate Rack, and Drainer; G Oven; H Copper; I Cupboards; J Bookshelves; K Rainwater Tank; L Piggery Court; M Piggery; N Privy; O Ashpit.

CHAMBER PLAN.—A Stairs; B Parents' Bedroom, 12 ft. 6 by 9 ft.; C Girls' Bedroom, 11 ft. 6 by 8 ft. 6; D Boys' Bedroom, 8 ft. by 8 ft.; E Linen Closet.

It will be observed in this plan that the living rooms were made 12 ft. 6 by 12 ft., but this size was not found to be sufficient for a family; it has therefore been increased to 14 ft. by 12 ft., affording a greater space to the Bedroom Floor, as will be seen on referring to drawing, plate No. III.

These Cottages have been chiefly built of brick, and the roofs covered with tiles, the external walls being constructed hollow (in two thicknesses of brickwork with a space between) to prevent damp, as fully described in the preceding specification.

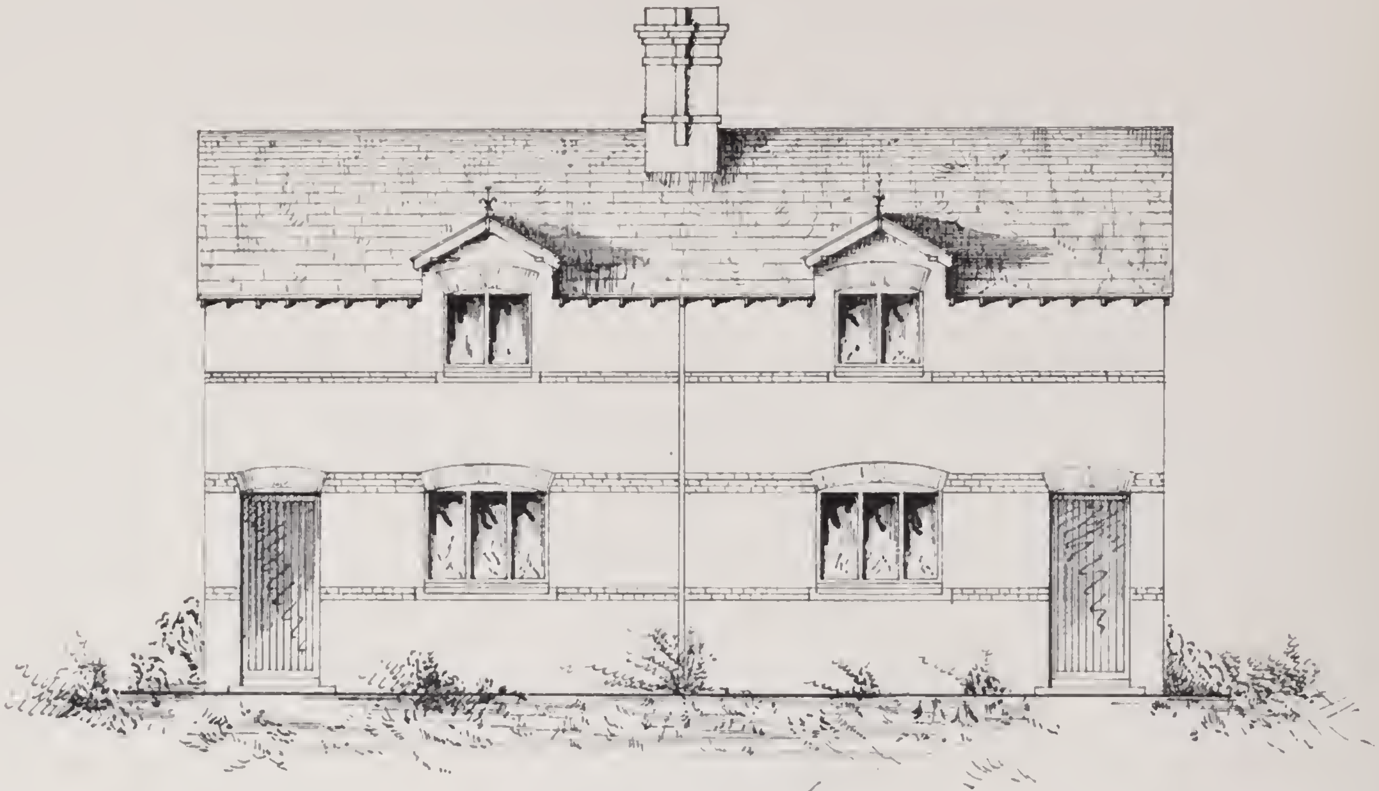
The cost of these Cottages, finished in a superior and durable manner, including outbuildings, tank, drainage, water supply, fixtures and fittings complete, has varied from about £260 per pair, in 1865, to about £400 per pair at the present time, the cost of bricks ranging from 20/- to 40/- per thousand.

These buildings have been erected under the author's direction as undermentioned:—

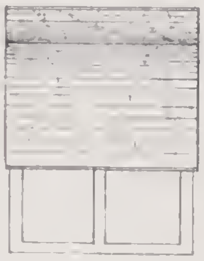
In Berkshire - - - - - - For N. Humfrey, Esq.
,, Carmarthenshire - - - - - ,, A. J. Gulston, Esq.
,, Cheshire - - - - - - ,, The Lord Stanley of Alderley.
,, Derbyshire - - - - - - ,, The Lord Vernon.
,, Essex - - - - - - ,, Sir H. Selwin Ibbetson, Bart., M.P.
,, Hertfordshire - - - - - ,, H. Smith Bosanquet, Esq.
,, Herefordshire - - - - - ,, J. H. Arkwright, Esq.
,, Huntingdonshire - - - - - ,, The Rev. C. Alington.
,, Hampshire - - - - - ,, Rear-Admiral Hornby.
,, ,, - - - - - ,, R. G. Linzee, Esq.
,, Leicestershire - - - - - ,, Miss D'Oyly.
,, Northamptonshire - - - - ,, Earl Spencer, K.G.
,, Surrey - - - - - - ,, W. C. Scott, Esq.
,, ,, - - - - - - ,, Gordon Calthrop, Esq.
,, Sussex - - - - - - ,, The Earl De la Warr.
,, ,, - - - - - - ,, Sir Curtis Lampson, Bart.
,, ,, - - - - - - ,, The Rev. A. H. S. Barwell.
,, ,, - - - - - - ,, Samuel Carter, Esq.
,, ,, - - - - - - ,, R. Burnett Brander, Esq.
,, ,, - - - - - - ,, W. H. Freeland, Esq.
,, Shropshire - - - - - - ,, Sir William Curtis, Bart.
,, ,, - - - - - - ,, The Rev. F. Wolryche Whitmore.
,, Warwickshire - - - - - ,, John Lancaster, Esq.
,, Wiltshire - - - - - - ,, The Marquis of Ailesbury, K.G.
,, ,, - - - - - - ,, R. P. Long. Esq.
,, Worcestershire - - - - - ,, F. Elkington, Esq.

Scale ⅜-ths of an inch equals 10 feet.

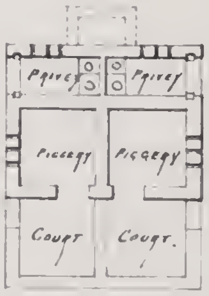
PLATE No 3A



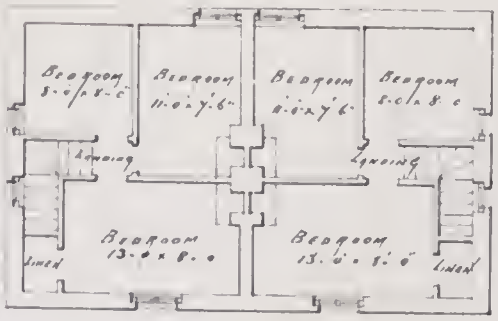
FRONT VIEW.



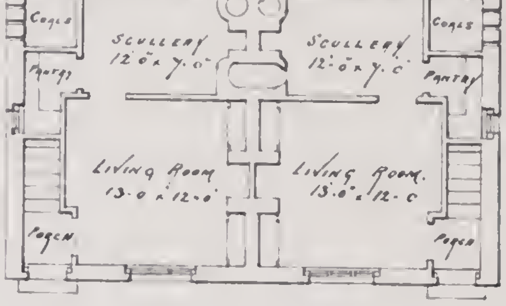
ROOF OF OFFICES



OFFICES



CHAMBER PLAN.



GROUND PLAN.

No 4 John Street Adelphi W.C.

John Birch
Archt.

Plate No. IIIa.

DESIGN for a Pair of Agricultural Labourers' Cottages submitted to the Select Committee of the House of Lords on the Improvement of Land by Limited Owners.

This drawing shews a design the author had the honour of submitting to the Select Committee of the House of Lords, when giving evidence in the month of June last. It is based on the prize plan shewn on Plate No. 3, and was specially prepared for the purpose of effecting a reduction in the present cost of Cottage building consistent with comfort, convenience, and durability.

The plan is similar to the last, but not quite so large; the roof, gables, and porches are plain and inexpensive, the roof being flat pitched and slated, instead of high pitched and tiled. Of course a flat pitched roof with slates would not look so well, and if the cottages are to be placed near the park it would not be desirable to have this exterior, but for general use on farms and in villages this plan would answer every purpose.

Where occasion may require, a few pounds spent in barge boarding the gables and dormers, and putting hoods over the doors, would greatly improve the external appearance.

The cost, complete, erected with brick or rubble and slated, as per detailed estimate herewith appended, amounts to £300 per pair.

The Plans, Specification, and details of construction have been approved of by the Inclosure Commissioners.

Scale to Plans $\frac{1}{16}$th of an inch equals 1 foot
Do. to view $\frac{1}{8}$th of do. do. 1 foot

ESTIMATE for erecting a Pair of Agricultural Labourers' Cottages, according to the above Design, Plate No. 3A, submitted to the House of Lords' Committee on the Improvement of Land by Limited Owners.

JOHN BIRCH,
ARCHITECT.

June, 1873.

GENERALLY.

The Contractor to provide all materials and labour, tools, ladders, cords, scaffolding, carriage, cartage, and water.

The works to be commenced immediately after the Contract is signed, to be roofed in within two months, and finished within four months of same date.

The bricks to be of the best hard, well burnt local stock bricks, to be approved of by the Architect.

The mortar to be composed of the best fresh burnt stone-lime, from an approved kiln, and clean sharp grit sand, mixed together in the proportion of one of lime to two of sand.

The cement to be from an approved manufacturer.

EXCAVATOR, BRICKLAYER, AND MASON.

Yards.	ft.	in.			£	s.	d.
26	0	0	cube	Digging and wheeling one run part filled in and rammed...			
11	19	0	,,	Concrete or rough rubble to foundations			
	50	0	run	Provide 4 inch glazed stoneware socket drain pipe, jointed in cement, including all bends and junctions, and digging and filling trench to ditto			
				Amount carried forward ... £			

Amount brought forward ... £

Rods.					
4	12	0	sup.	Reduced brickwork in mortar	
Yards	ft.	in.			
150	0	0	,,	11¼ inch hollow walls, bonded with iron ties about 2 feet 3 inches apart on the bed, and every alternate course in height, or with brick bonders, including forming arches, and carefully selecting the best of the bricks for the external facings and pointing as specified	
	9	6	,,	Half-brick trimmer arches in mortar	
	152	0	,,	Asphalte damp course, ½ an inch thick	
43	0	0	,,	Hard well burnt brick flat pavings, set, bedded, and grouted in mortar on and including a proper stratum of dry brick rubbish and sand	
3½	0	0	,,	Best hard burnt Staffordshire or local tile paving quarries, 6 in. by 6 in. bedded and grouted in mortar, on and including ditto ditto	
3	0	0	,,	Staffordshire or local tile hearths laid diagonally on and including ditto ditto	
	31	0	run	Extra to splay brick coping to walls	
			No.	8 flues cored and pargetted	
			,,	8 lengths of 9-inch glazed stoneware drain pipe, built into tops of chimney stack, including weathering off with Portland cement	
			,,	2 provide and set in brickwork as shewn 20 inch coppers of galvanized iron, having proper flues, all requisite furnace bars, door frame and damper complete, including 2½-inch tooled stone tops with coped edges and strong deal copper lids	
			,,	2 provide and set in brickwork as shown on plans and sections strong fireclay ovens, each to contain 6 pecks, to be obtained from Mr. Crocker, East-the-Water Potteries, Bideford, Devonshire, to be properly set and bedded, one oven over the other, as shewn	
			,,	4 provide cast iron air bricks, 9 in. by 3 in., and form apertures in wall for same	
			,,	20 large and small door and window frames, bedded and pointed	
				Do all necessary jobbings, and wait upon other trades	
	30	6	run	Tooled York or local stone steps, 9 inches by 3 inches, morticed for door frames	
	7	6	,,	Ditto ditto ditto 12 inches by 3 inches	
	44	6	,,	Tooled York or local stone weathered and throated window cills, grooved for iron tongue, including fixing, fair ends, &c., 8 inches by 3 inches	
	8	6	sup.	2-inch rough cover to cesspit	
			No.	2 6-inch tooled York or local sink stones about 3 ft. by 1 ft. 6 on, including proper half-brick bearers, with 2½-inch cast iron bell traps and grates, piece of 2-inch lead waste, and making good to drain	
			No.	2 rubbed Bath or local stone chimney pieces to living rooms, with 7-inch stop chamfered jambs, mantel and shelf 8 in. wide, and fixing complete	

SLATER.

squares	ft.	in.			
10	12	0	sup.	Bangor Countess slating, laid to 3-inch lap, including galvanized iron nails, and sawn red deal slating battens	
	46	9	run	Hard burnt red tile ridge, with alternate crested tile, set and pointed with cement, including mitres and intersections	
	95	0	,,	Dark Portland cement pointing to verge	
				Leave all sound and perfect	

CARPENTER, JOINER, AND IRONMONGER.

All timber to be of the best Dantzic, Riga, or Memel. All deals and battens to be of best St. Petersburgh. All internal finishings to be of best yellow deal.

The oak to be of English growth.

Amount carried forward ... £

Amount brought forward … £

Squares	ft.	ins.			£
	223	9	cube	Fir in plates, lintels, roof, joist, &c., and all labour	
	8	6	,,	English oak in sleepers	
	97	6	run	Deal feather edged tilter	
	23	6	,,	Herring bone strutting to 7-inch joists	
			No.	6 rough centering to apertures from 14 inches to 18 inches wide	
			,,	16 ditto ditto to openings from 2 ft. 6 to 4 ft. 6 wide	
	12	6	cube	Fir in proper door frames	
2	85	0	sup.	1-inch yellow deal folding floor	
5	6	0	,,	1-inch white ditto ditto	
	281	6	,,	1-inch deal strongly ledged and braced doors	
	40	6	,,	$1\frac{3}{4}$-inch framed and braced doors, filled in with $\frac{3}{4}$-inch tongued and V-jointed narrow deal	
	37	3	,,	$1\frac{1}{2}$-inch ditto ditto	
	19	0	,,	1-inch deal shelving, including brackets and fillets	
	49	0	,,	$1\frac{1}{2}$-inch deal sashes fitted to casements	
	18	3	run	$1\frac{1}{4}$-inch by $\frac{3}{4}$-inch molded and throated fillets	
	303	0	,,	3-inch by $\frac{3}{4}$-inch chamfered skirtings, secured to proper grounds	
	15	0	,,	2-inch by $\frac{7}{8}$-inch molded astragal bar	
	41	3	,,	5-in- by 1-in. grooved, tongued, and rounded window board, and returned ends	
	283	0	,,	Steam struck molding and grounds	
	44	6	,,	4-inch by 3-inch oak sunk weathered, throated, chamfered and grooved cills to windows, and hoop iron tongue and fixing in stone cill in cement	
	129	6	,,	4 in. by 3 in. fir wrought rebated, throated, and chamfered casement frames, partly tongued for linings	
	33	6	,,	4 in. by $2\frac{1}{2}$ in. rebated, throated, and chamfered mullions and transoms	
			No.	2 allow for constructing stairs with No. 10—1 inch deal tongued and rounded steps and risers, about 2 ft. 8 long, on strong carriages, and No. 3 winders, including 1 inch chamfered wall and outer strings, and chamfered newils 3 in. by 3 in.	
			No.	2, form dwarf cupboards with $1\frac{1}{4}$ inch deal rounded tops, and $1\frac{1}{4}$ inch square framed front and doors, with hinges, locks, and turnbuckles, skirtings, &c., complete	
			No.	2, 24 in, towel rollers and fixing	
			No.	2 stout deal plate racks, about 2 ft. 6 square, and fixing	
			,,	14 pairs 2 in. wrought iron butts, screws, and fixing	
			,,	14 pairs 3 inch ditto and ditto	
			,,	4 pairs 4 in. ditto and ditto	
			,,	2 stock locks and ditto ditto	
			,,	2 7-inch iron-rimmed locks, with brass furniture, and ditto	
			,,	14 sets of wrought iron casement, stays, and fastenings	
			,,	8, 6 inch barrel bolts, and fixing	
			,,	8 small bolts, and ditto	
			,,	20 Norfolk thumb latches, and ditto ditto	
			,,	4 pairs 18 inch strong cross garnet hinges, and ditto ditto	
			,,	6 galvanized iron meat hooks, and ditto ditto	
			,,	2 piggery doors of $1\frac{1}{2}$ inch grooved, tongued, and beaded deal, with stout capping on top, put together with 2 strong screw bolts, with wrought iron strap, hinges, and hooks, with proper stones for same, and strong barrel bolts	
			,,	2 allow for fitting up privy seats, with seats for children and adults, bearers, skirtings, and hardwood covers	

Amount carried forward … £

Amount brought forward ... £

PLASTERER.

Yards	ft.	ins.			
108	0	0	sup.	Twice lime-whiting, including striking the brickwork fair joint ...	
220	0	0	,,	Render, float, set, and twice colour ...	
101	0	0	,,	Lath, plaster, float, set, and twice colour ...	
123	0	0	,,	Ditto ditto, and twice whiten ...	
	133	9	run	Quirk bead in plaster, round doors and windows ...	
	12	0	,,	Portland cement flush beaded skirting, 4 inches high ...	
			No.	2 allow extra for parts of ceilings over coppers, rendered in Portland cement ...	
			No.	2 ditto ditto for twice lime-whiting piggeries and privies ...	

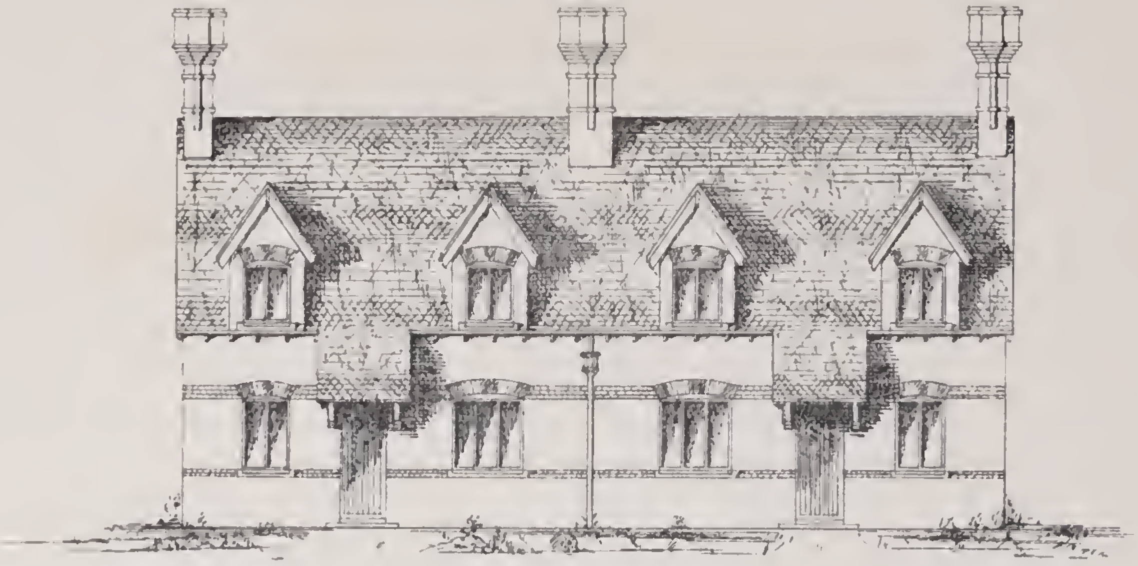
SMITH AND PLUMBER.

		lbs.			
		108	Weight	Wrought iron, in chimney and bearing bars ...	
		72	,,	Milled lead and all labour to flashings ...	
Yards	ft.	ins.			
	70	0	run	4 inch half-round cast iron eaves gutter with screws and clips, including angles and stopped ends ...	
	23	6	,,	3 inch cast iron down pipes, including bands and fixing ...	
			No.	2 offsets to gutter, and fixing ...	
			,,	2 ends of down pipes made good to drain ...	
			,,	2 provide and set strong cottage ranges, with ovens only, to 2 ft. 6 openings ...	
			,,	2 forming fireplace in sculleries, with wrought iron bars, bottom, &c., and fire-brick backs and sides ...	
			,,	4 small grates to bedrooms, with cast iron jambs, mantel and shelf complete. P. C. value, about 12/6 each ...	
			,,	1 water butt, including bearers and bib cock. P. C. value, about 25s. ...	
			,,	1 iron ring, and letting-in to cesspit ...	
			,,	2 cast iron pig troughs ...	

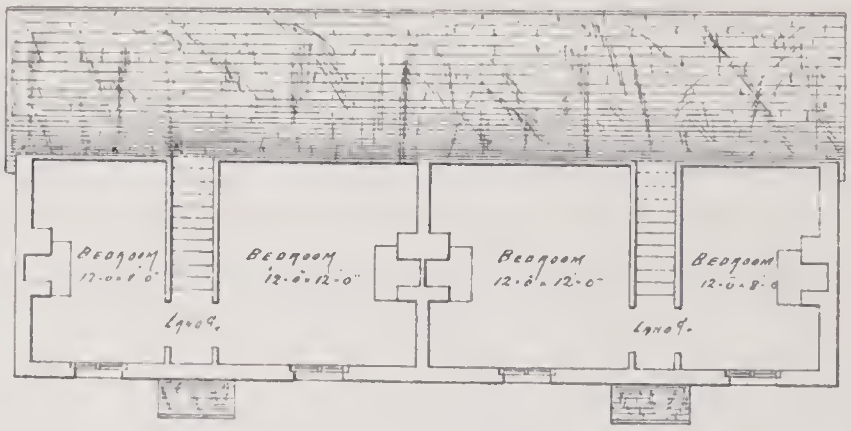
PAINTER AND GLAZIER.

				Knot, stop, prepare, prime, and paint 3 times in best oil colour ...	
124	0	0	sup.	Three oils and ditto ditto ...	
	408	0	run	Ditto skirtings, eaves, gutters, &c., and ditto ditto ...	
			No.	2 stairs 3 oils ...	
			,,	90 feet of rafters ,, ...	
			,,	6 chimney pieces ,, ...	
			,,	2 dwarf cupboards ,, ...	
			,,	2 offsets to gutter ,, ...	
			,,	4 air gratings ,, ...	
			,,	2 3-light casement frames both sides ,, ...	
			,,	6 2-light ditto ditto ,, ...	
			,,	6 1-light ditto ditto ,, ...	
	80	0	sup.	15 oz. sheet glass and stopping ...	
	2	0	,,	21 oz. perforated zinc, fixing and stopping ...	
				Amount of Estimate for building Pair of Cottages, according to Plans, Plate No. 3A, as per valuation of the preceding detailed work ...	£300 0 0

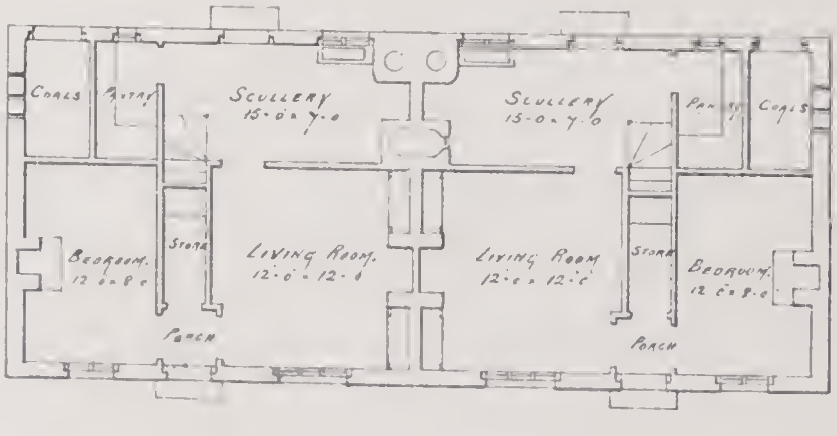
.PLATE No 4.



.ELEVATION.



CHAMBER PLAN.



.GROUND PLAN.

[illegible] John Street Adelphi W.C.

John Birch
Archt.

Plate No. IV.

COTTAGES erected at Great Bedwyn, near Marlborough, for the Most Honourable the Marquis of Ailesbury, K.G.

This drawing shews plans and view of some Cottages the author erected in pairs, and in blocks of four, in the village of Great Bedwyn. In this arrangement one of the bedrooms is placed on the ground floor, a convenience in cases of infirmity, or where the cottagers are permitted to take a lodger. In addition to the accommodation shewn on the plans, proper outbuildings have been erected in the rear of the dwellings. These Cottages were built of brick and tiled, the bold chimney heads, Dormer windows, and hoods over front doors, producing a quaint and rustic effect.

The cost, including outbuildings, rainwater tanks, drainage fixtures and fittings complete, has been about £335 per pair.

The plans have been approved of by the Inclosure Commissioners.

Similar Cottages, built of brick and tiled, have also been erected from these plans as follows :—

At Dudmaston, Salop - - For the Rev. F. H. Whitmore, at a cost of about £290 per pair.
,, Rowfant, Sussex - - ,, Sir C. Lampson, Bart., at a cost of about £350 per pair.
,, Crouch Land, Sussex- - ,, J. Luttman Johnson, Esq., at a cost of about £300 per pair.

Scale $\frac{3}{4}$-ths of an inch equals 10 feet.

Plate No. V.

COTTAGES erected at Clinch, near Pewsey, Wiltshire, for the MOST HONOURABLE THE MARQUIS OF AILESBURY, K.G.

This drawing shews plans and view of some Cottages built on one of the farms of the Savernake property; besides the accommodation shewn on the plans, suitable outbuildings are erected in the rear similar to those shewn on Plate No. 3. The buildings are erected of brick, relieved with bands and arches of dark coloured bricks, and the roofs have been covered with Bridgwater tiles in ornamental patterns, the whole producing a pleasing effect.

The arrangement of these Cottages will perhaps be considered as good as any shewn in this book. One advantage being that the sculleries communicate with the entrance lobbies without passing through the living rooms; the external appearance, however, would hardly be thought so good as Plate No. 3.

With trifling alteration, at small additional expense, the living rooms might be made parlours or sitting rooms, and the sculleries converted into living rooms, and two small sculleries added in the rear; with these amendments, this design would form excellent and comfortable residences for a groom and gardener, or other servants of similar class.

The cost, including outbuildings, water supply, and drainage complete was about £330.

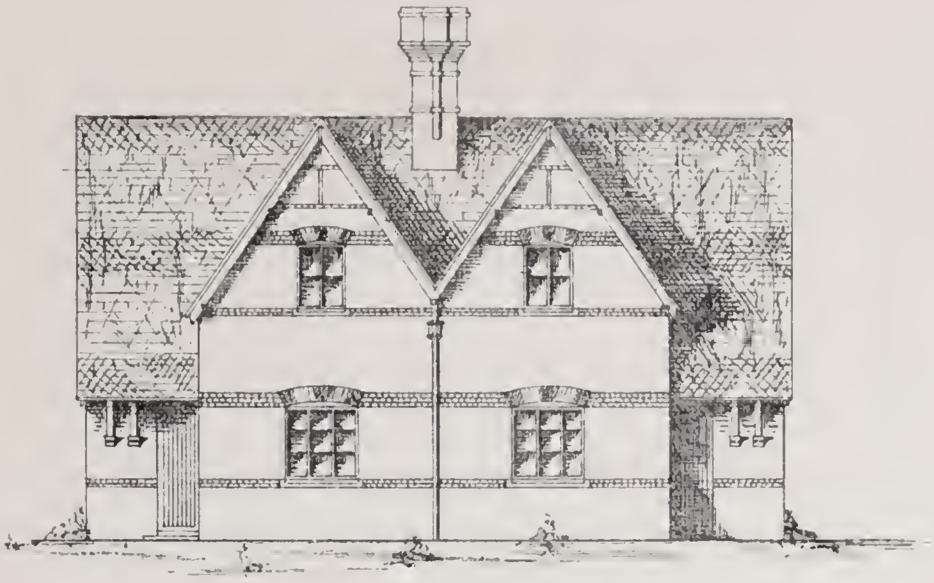
The plans have been approved of by the Inclosure Commissioners.

Similar Cottages have also been erected on this plan—

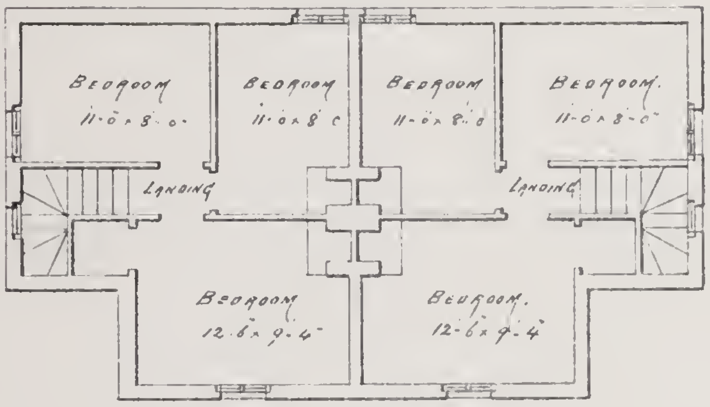
At Holme Pierrepoint, Notts - - For THE RIGHT HONOURABLE THE EARL MANVERS.

Scale, ¾-ths of an inch equals 10 feet.

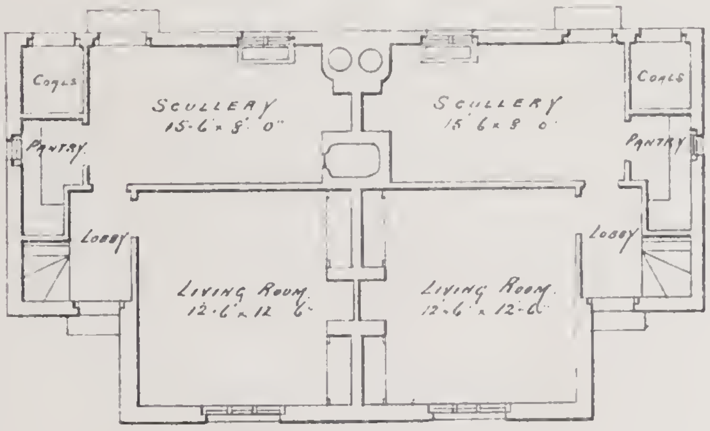
.PLATE No 5.



.ELEVATION.



, CHAMBER PLAN.

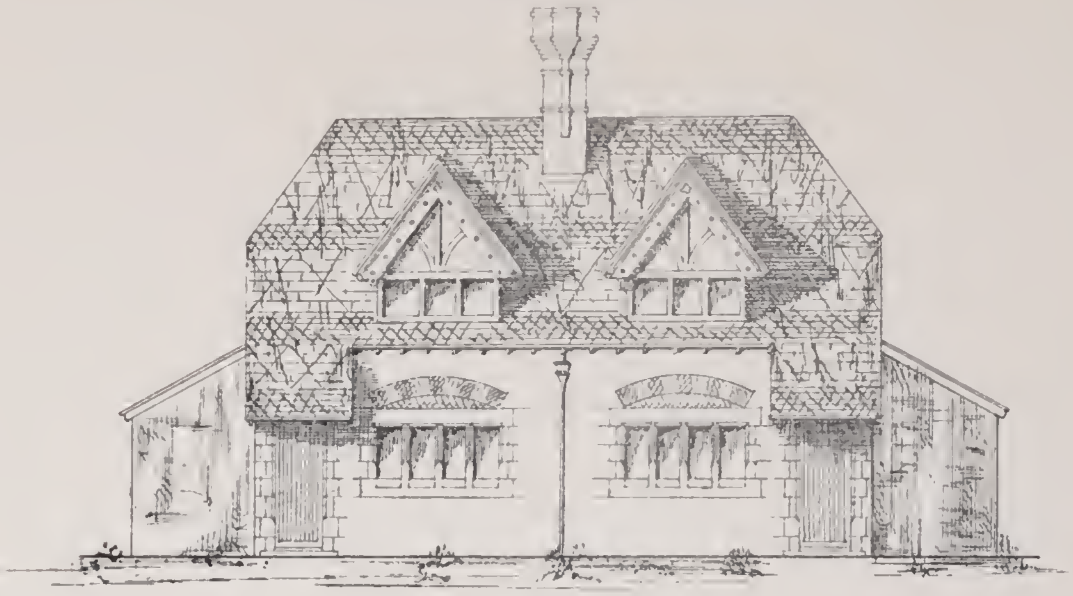


.GROUND PLAN.

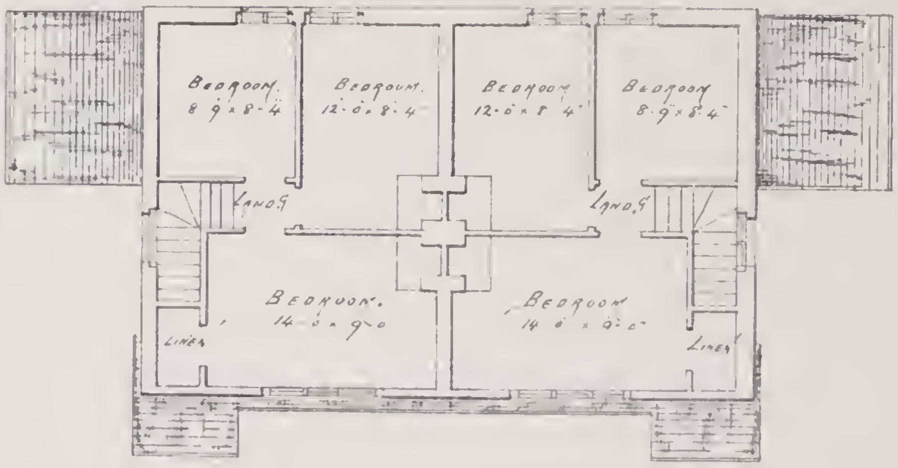
John Birch
(Archt)

No 9 John Street, Adelphi W.C

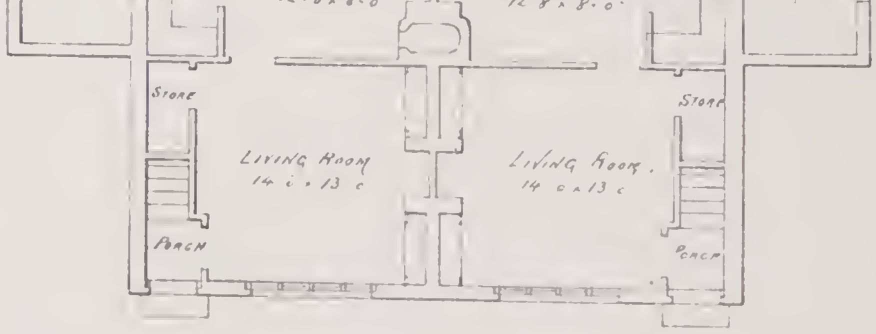
PLATE No 6.



ELEVATION.



CHAMBER PLAN.



GROUND PLAN.

John Birch
Archt.

No 9 John Street, Adelphi W.C

Plate No. VI.

COTTAGES erected at Alderley for the Right Honourable the Lord Stanley of Alderley.

The plans and view shewn on this drawing represent some new Cottages erected in the village of Welsh Row, Alderley, in place of some dilapidated buildings pulled down. These dwellings have been constructed of brick, with local stone dressings round doors and windows, the roofs have been covered with Staffordshire blue and brindle tiling in ornamental patterns. Besides the fuel houses attached to each Cottage, convenient outbuildings are placed in the rear.

The projecting parts of roof over the entrance doors, the character of the windows and dormers, the hipped ends to roof, and the boldness of the chimney stack, affords the building a quaint and rustic character.

The cost, complete, has been about £336 per pair, the bricks being charged to the contractor at 15s. per thousand in the field.

Scale, ¾-ths of an inch equals 10 feet.

Plate No. VII.

COTTAGES erected at Effingham Hill, Surrey, for The Lady Caroline Maxse, and at Heathfield Park, in Sussex, for Sir Charles W. Blunt, Bart.

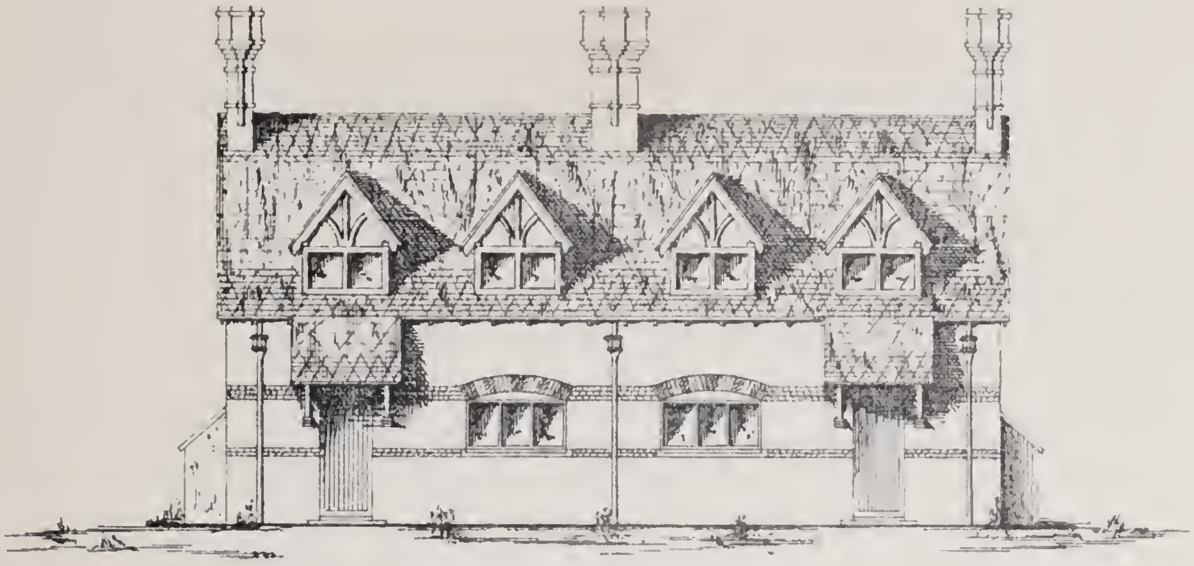
These Cottages have been built of brick, the external walls being constructed hollow to prevent damp, the roofs are covered with local tiles in ornamental patterns. The outbuildings include large coal and wood houses, with W.C. to each cottage, those at Heathfield having piggeries.

The cost of building the cottages at Effingham Hill was about £388 per pair, exclusive of cartage· The cost at Heathfield, including all labour and materials complete, will be about £400 per pair.

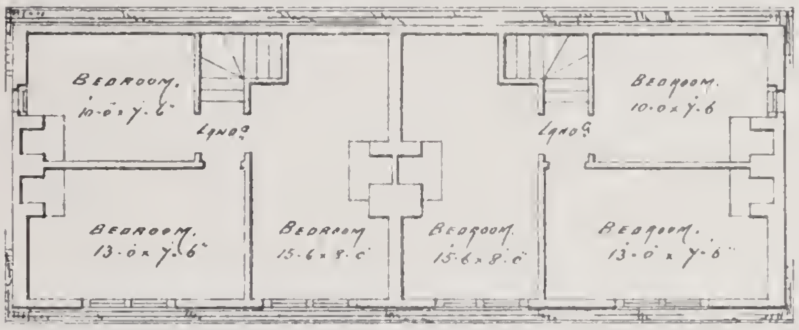
These plans have been approved of by the Inclosure Commissioners.

Scale, ¾-ths of an inch equals ten feet.

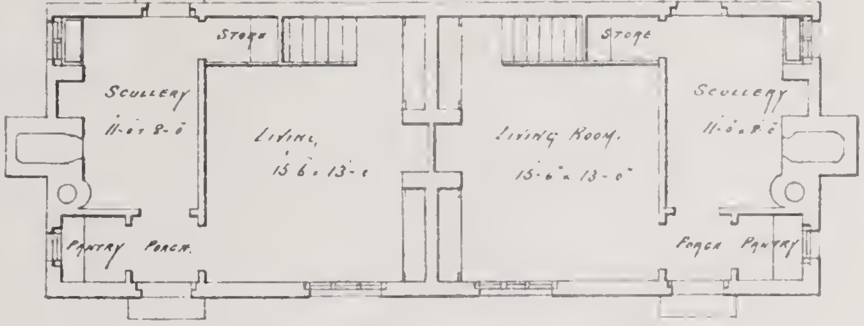
. PLATE Nº 7.



. ELEVATION.



. CHAMBER PLAN.

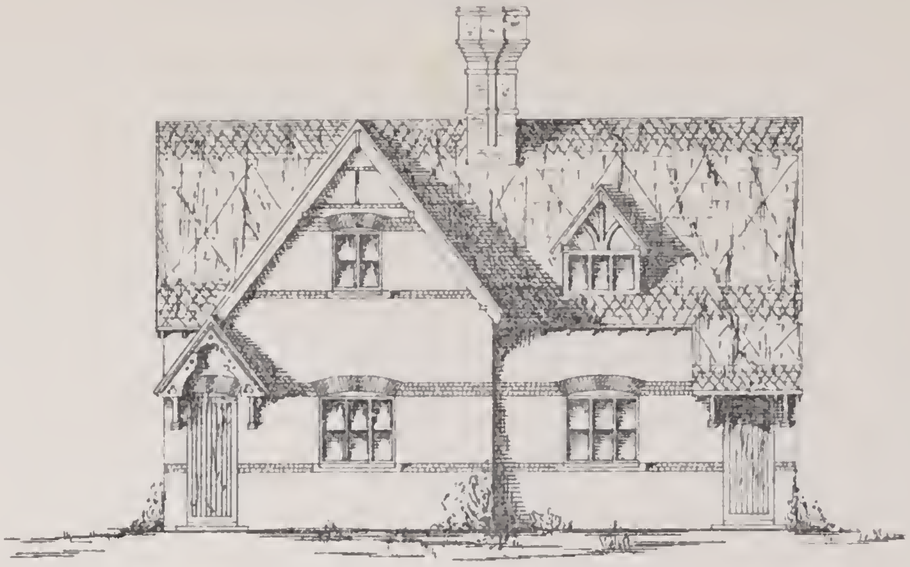


GROUND PLAN.

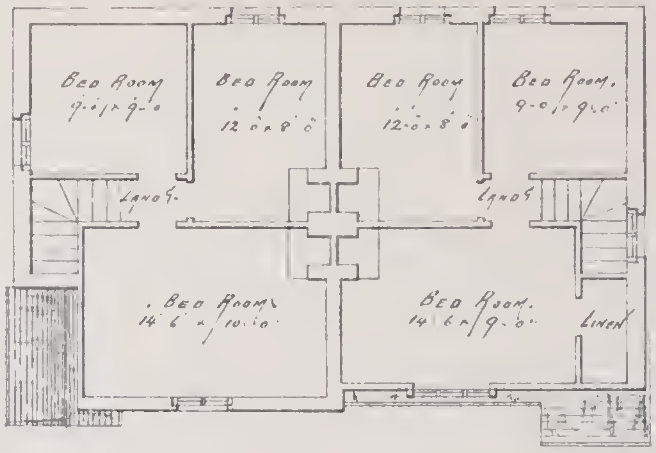
Nº 9 John Street Adelphi W.C.

John Birch
Archt

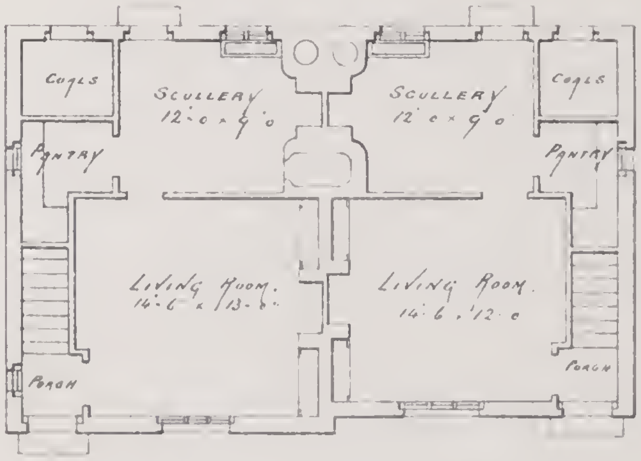
PLATE No 8.



FRONT VIEW.



CHAMBER PLAN.



GROUND PLAN.

No 9 John Street Adelphi, W.C.

John Birch
Archt.

Plate No. VIII.

COTTAGES erected in the Village of Compton, near Petersfield, for ADMIRAL PHIPPS HORNBY.

This plan is somewhat similar to the Design shewn on plate No. III., excepting that there is a break in the front wall, the entrance doors are placed in the front of the building instead of at the sides, and the roof is of a more simple construction. The outbuildings are situated in the rear. The external walls of the cottages have been built of flints, neatly pointed with black mortar, having red brick dressings round the doors, windows and at angles; the internal walls are built of brick, the roofs are covered with local tiles in ornamental patterns, and the walling on the chamber floor is faced with weather tiling outside to ensure the building being weather proof, forming a pleasing contrast with the flint work.

The cost of these cottages complete, including a rainwater tank of considerable dimensions, will be about £320 per pair.

These plans have been approved of by the Inclosure Commissioners.

Scale, ¾-ths of an inch equals ten feet.

Plate No. IX.

BLOCKS OF THREE COTTAGES erected at Quatt Village, Dudmaston Estate, Salop, the property of the Rev. F. H. Wolryche Whitmore, J.P.

Besides being economical, and affording greater opportunities for obtaining a more pleasing diversity of outline than in single or double Cottages, blocks of three will also be found useful in providing a centre dwelling at a small cost, this class of Cottage is much required on large estates for lodging aged labourers or servants, which, if erected separately, would not only cost more, but like almost all single Cottages, admit of little picturesque effect.

In addition to the accommodation shewn on the plans which represents one of the blocks, each dwelling is provided with a piggery, privy, ashpit and cesspit in the rear, placed a sufficient distance from the buildings.

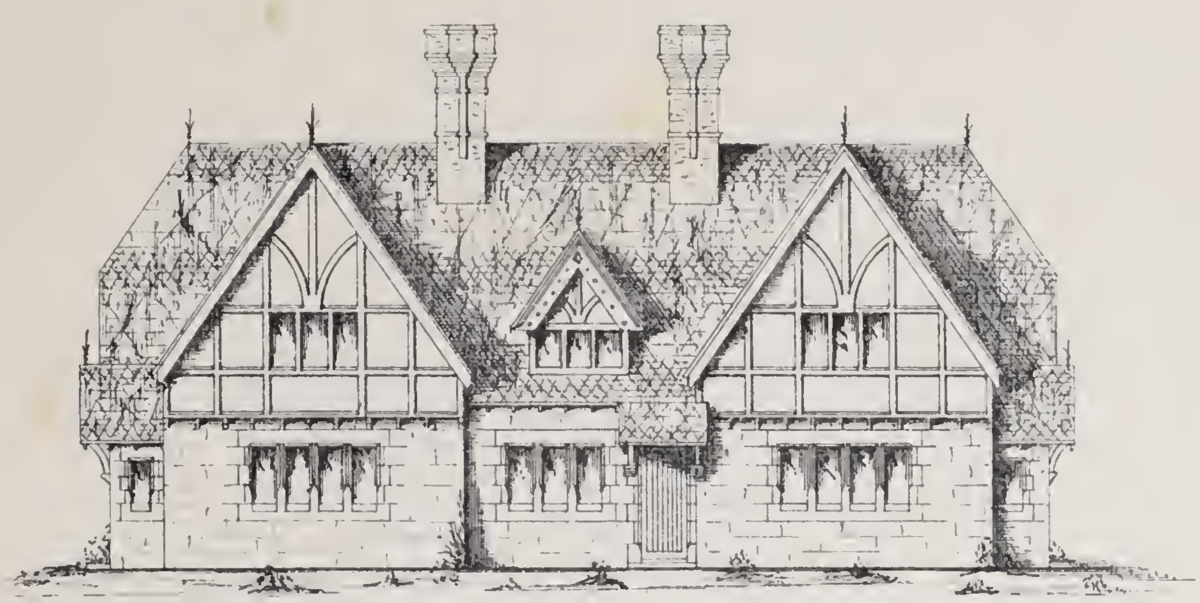
All the internal walls have been built of brick, and the external walls of red sandstone raised on the estate, with dressing to doors and windows of Alveley stone; the roofs are covered with blue and red ornamental Staffordshire tiling laid in bands and diamond patterns to designs, with crested ridging, having projecting eaves and gables, bold barge boards finished at apex of roof with turned and moulded pendants, and iron finials of gothic character. The front gables of each block are half timbered like some of the Cheshire buildings.

These plans have been approved by the Inclosure Commissioners.

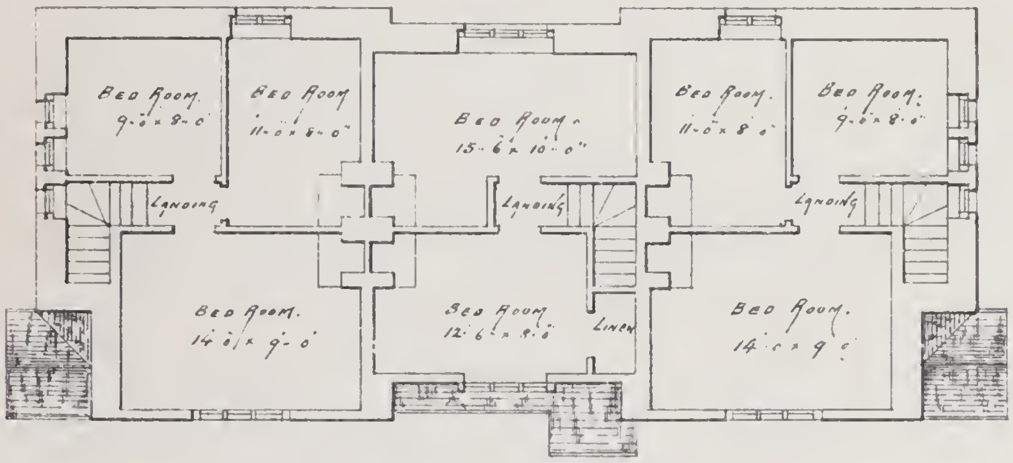
The cost of these Cottages complete was about £500 per block.

Scale, ¾-ths of an inch equals 10 feet.

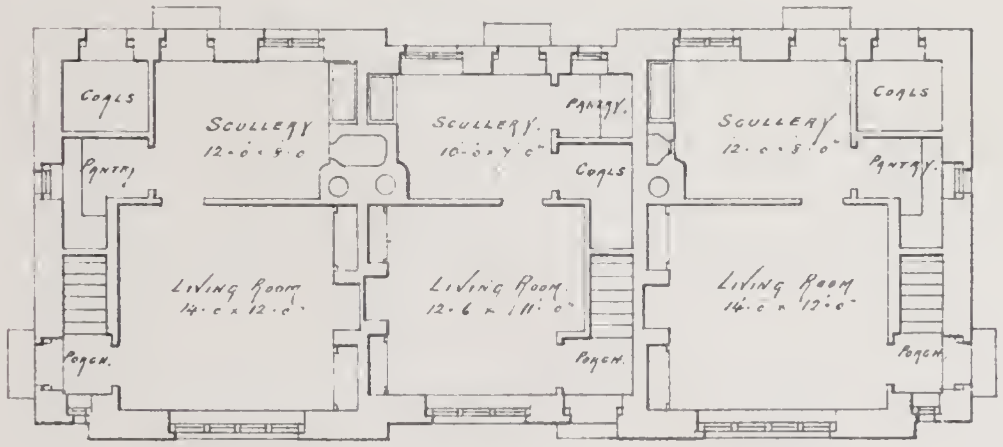
PLATE No 9.



FRONT VIEW



CHAMBER PLAN.

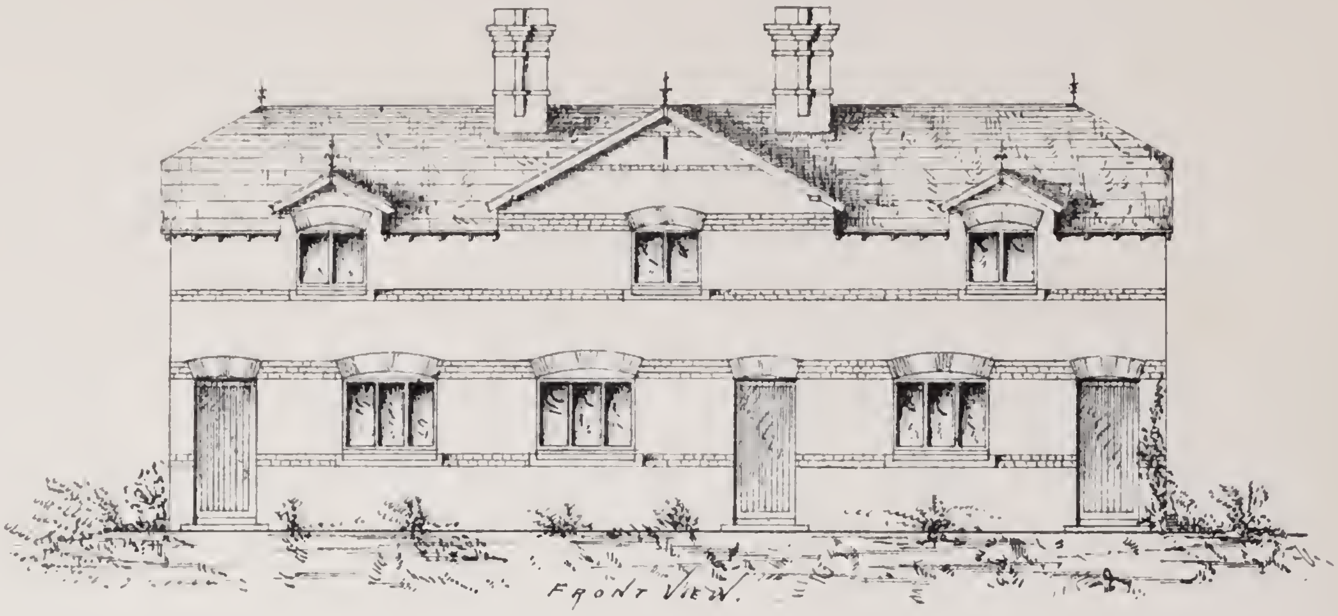


GROUND PLAN.

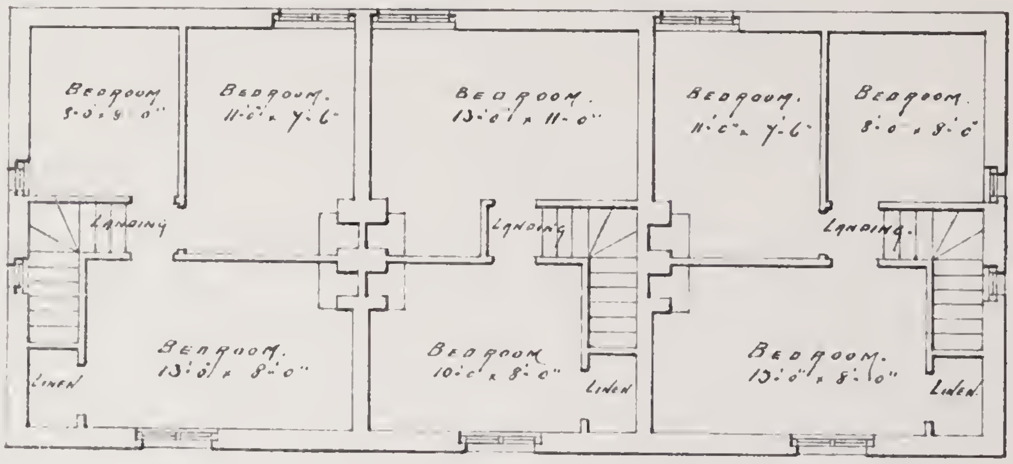
John Birch
Archt

No 9 John Street, Adelphi. W.C.

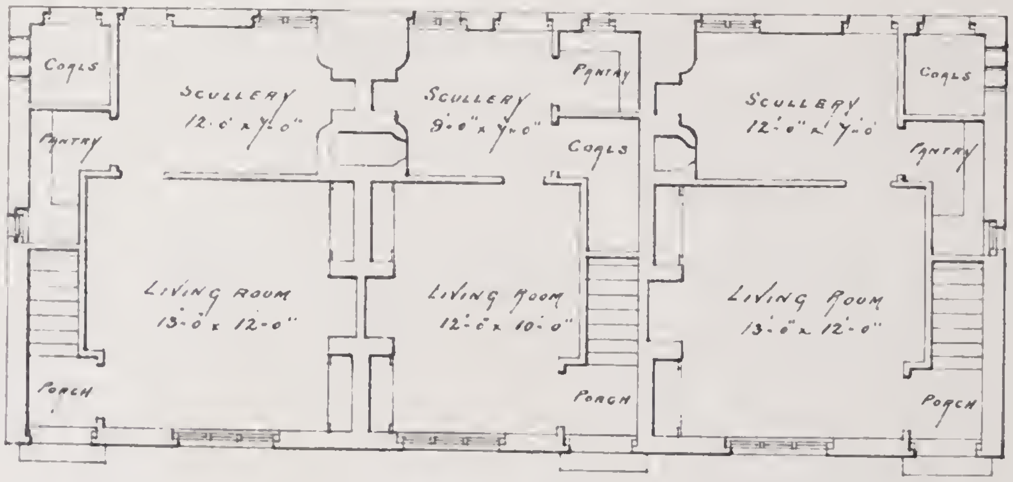
PLATE No. 9A



FRONT VIEW.



CHAMBER PLAN.



GROUND PLAN.

No. 9 John Street Adelphi W.C.

John Birch
Archt.

Plate No. IXa.

DESIGN for a Block of Three Cottages, submitted to the House of Lords Committee on the Improvement of Land by Limited Owners, when giving evidence in June, 1873.

In the preparation of this design special attention has been paid to economy, combined with convenience, comfort, and good arrangement. Besides the accommodation shewn on the plans, each dwelling is provided with outbuildings, similar to those shewn and described for Plate No. IIIA. The approximate cost of erecting this block in like manner to the pair of Cottages, Plate No. IIIA, would be about £430. The plans have been approved of by the Inclosure Commissioners.

Three Blocks of Cottages (nine in number) are now in course of erection at Old Woodstock, Oxon, they are considerably larger, but the general arrangement is similar. The cost of the three blocks with rubble walls lined with brick, including wells, tanks, drainage, paths, fencings, and allowing for old materials of buildings pulled down, will be about £510 per block.

Scale, one inch and an eighth equals 12 feet.

Plate No. X.

BLOCK OF FOUR COTTAGES erected at Althorp, Northamptonshire, for the Right Hon. EARL SPENCER, K.G., &c.,

Double Cottages, having a symmetrical plan, may be built in blocks of four, six, or eight. The Plans shewn on Plate No. X., being two pairs of Cottages similar to Plate No. III. joined together. Where a number of cottagers must be lodged near to one particular place, this method will be found advantageous and economical, requiring less party-walls, pathways, fencing, wells, tanks, &c.

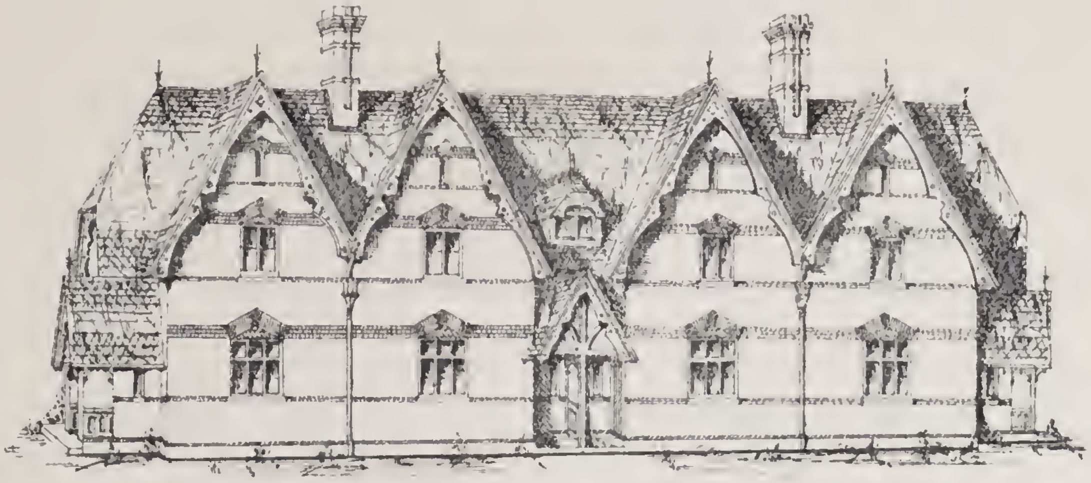
These Cottages have been erected with local bricks, the external walls being constructed hollow, the roofs are covered with ornamental tiles laid to pleasing and effective patterns, finished with crested ridging, having projecting eaves, gables, and ornamental wooden porches.

The cost of this Group, which was not built by Contract, including outbuildings, water supply, drains, tanks, fixtures and fittings complete, was £512 for the four Cottages, or £128 per dwelling.

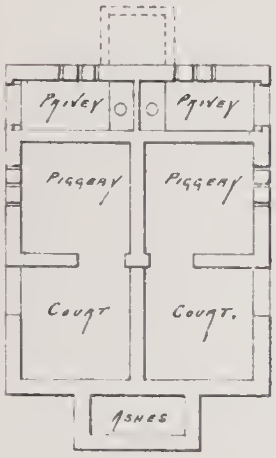
These plans have been approved of by the Inclosure Commissioners.

Scale ¾-ths of an inch equals 10 feet.

PLATE No 10.

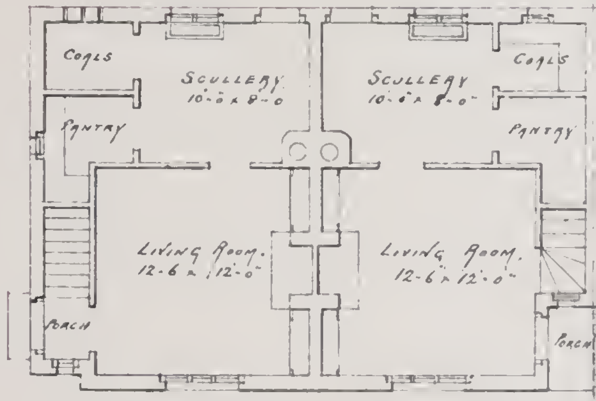


FRONT VIEW.

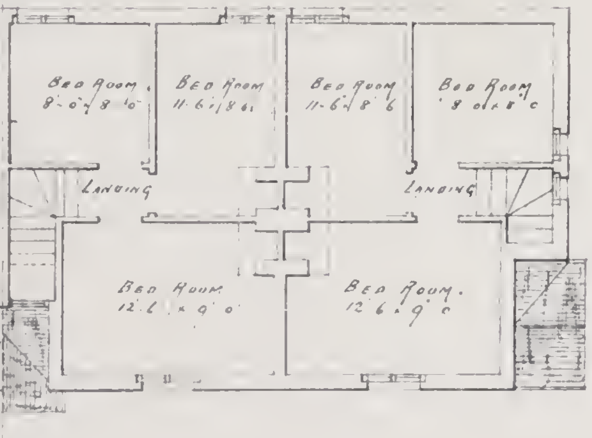


OFFICES.

UPPER PART OF OFFICES.



HALF GROUND PLAN.

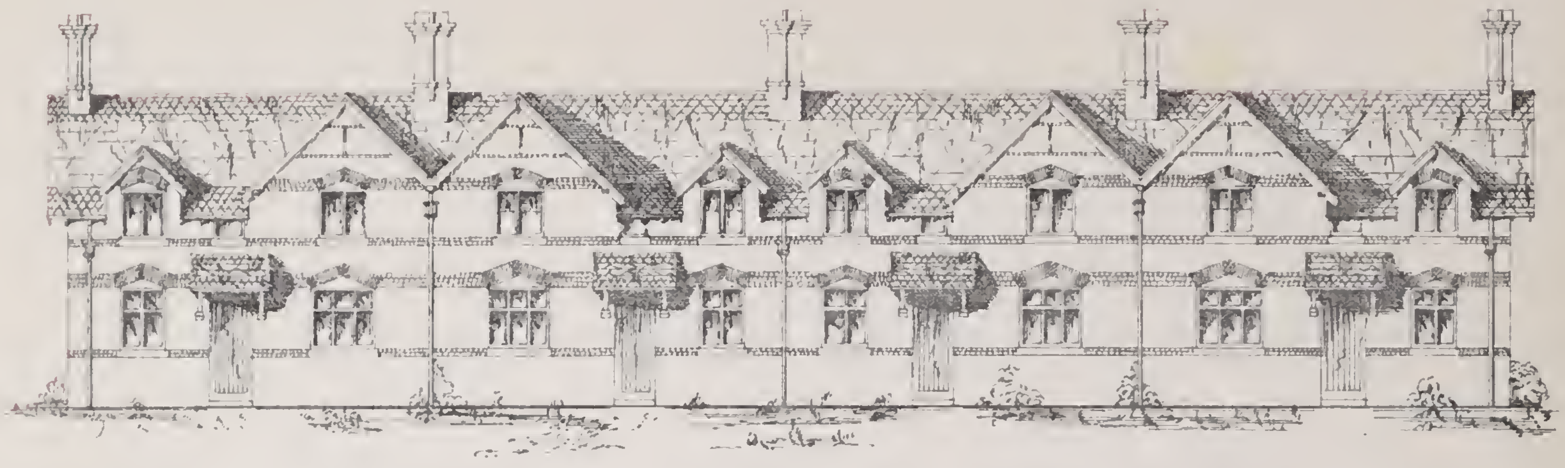


HALF CHAMBER PLAN.

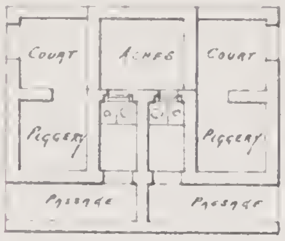
John Birch
Archt.

No 9 John Street, Adelphi. W C

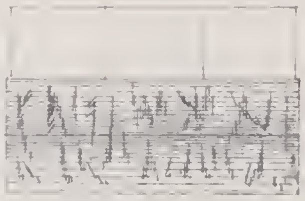
PLATE No 11.



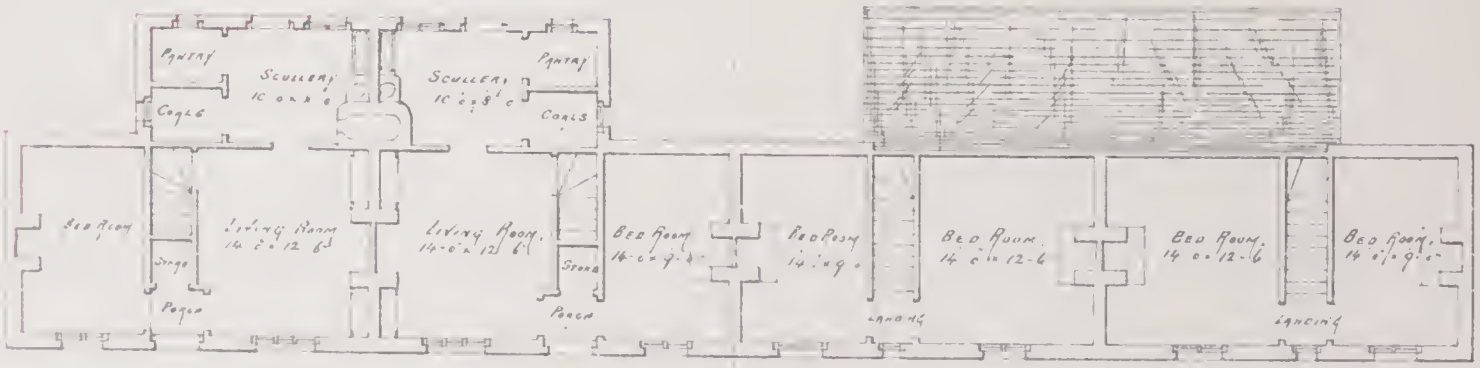
FRONT VIEW.



OUTBUILDINGS.



UPPER PART OF OFFICES.



HALF GROUND PLAN.

HALF CHAMBER PLAN.

Plate No. XI.

BLOCK OF FOUR COTTAGES erected for the Salisbury and Yeovil Railway Company.

These Cottages have been erected with local bricks, the external walls being constructed in two thicknesses of 4½ in. brickwork with a hollow space of 3 ins. between to prevent damp, well bonded together with purpose-made cast iron ties. The roofs are covered with Bridgwater tiles laid in bands of plain and ornamental tiles finished on top with a crested ridge. The projecting part of roof at eaves, gables, and dormers being finished with wrought deal boarding; the entrance porches have projecting hoods over the doors, supported by ornamental wood brackets springing from the wall.

The cost of this block complete, was about £610.

Scale 16 feet to the 1 inch.

Plate No. XIa.

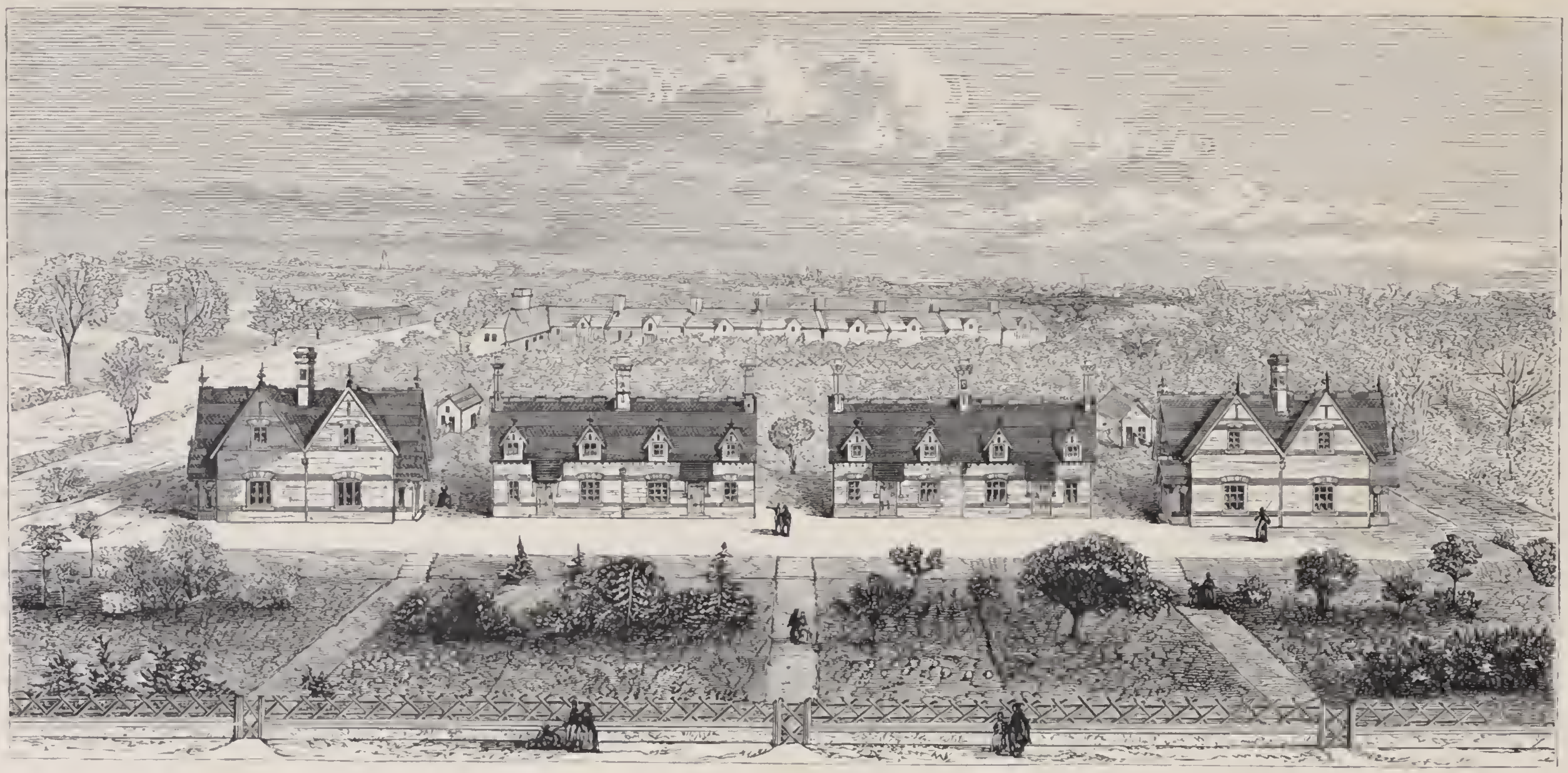
General View of a GROUP OF COTTAGES erected at Great Bedwyn, near Savernake, Wiltshire, for the Most Hon. THE MARQUIS OF AILESBURY, K.G.

Groups of Cottages, if well-arranged, can be made pleasing and picturesque, while at the same time they may be composed of various models. In this sketch the two centre blocks of cottages are according to the Plans shewn on Plate No. IV., having one of the bedrooms on the Ground Floor. The block at each end is arranged on the plan, Plate No. III. This group is well situated on a rising ground facing the railway station on the Reading and Devizes Line, and like a number of other cottages recently erected in the same village from the author's designs, shews that the comfort and welfare of the tenants has not been neglected by the noble owner of this extensive property.

The plans have been approved of by the Inclosure Commissioners.

The cost of this group of four pairs of cottages amounted to about £1350.

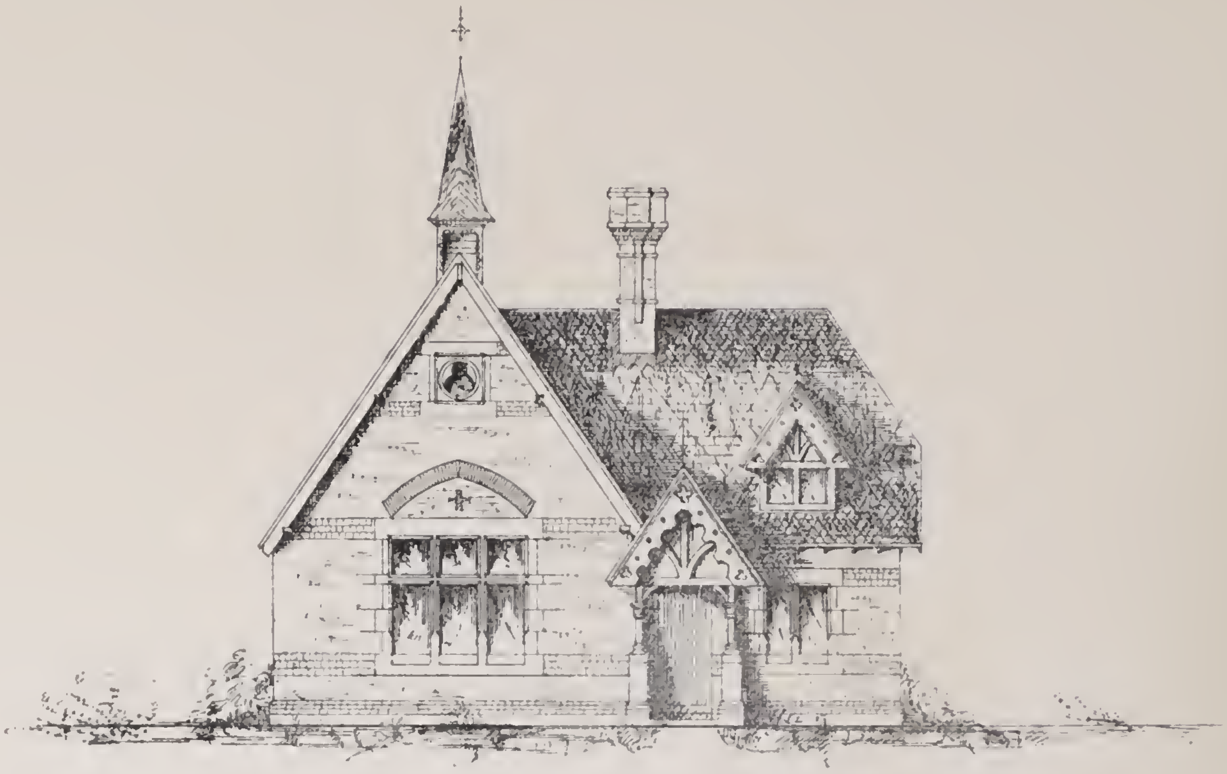
PLATE No. XIA.



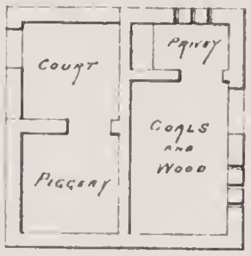
GROUP OF COTTAGES, GREAT BEDWYN, WILTSHIRE,

Erected for the Most Hon. The Marquis of Ailesbury, K.G.

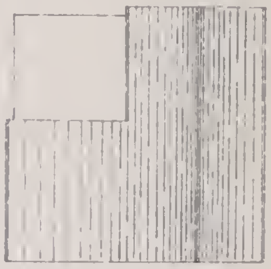
PLATE No 12.

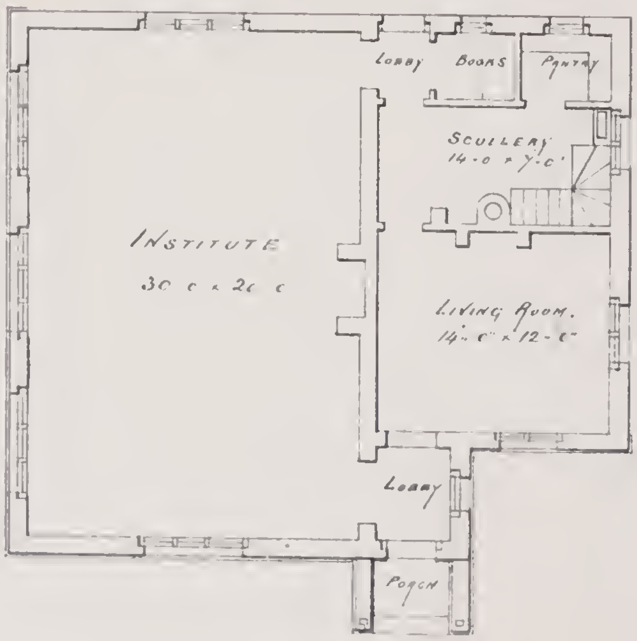


FRONT VIEW.

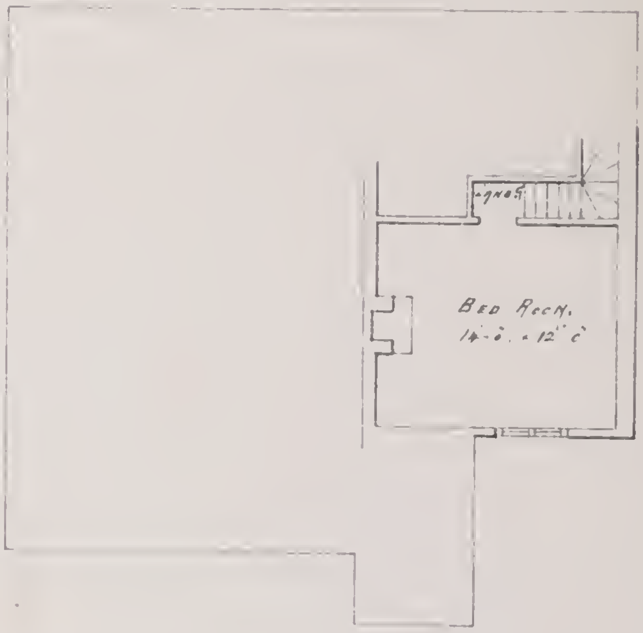


OFFICES.





GROUND PLAN



CHAMBER PLAN.

4, John Street Adelphi W.C.

Plate No. XII.

LABOURERS' READING ROOM and Attendant's Residence designed for Sir Henry Selwin Ibbetson, Bart., M.P., proposed to be built in a Village on the Down Hall Estate, Essex.

A small Reading Room and Institute where newspapers, periodicals, &c., may be seen of an evening, occasional readings given, and light refreshments obtained, would form a great acquisition to a village, and help to counteract the evils of the beerhouse. With a little exertion on the part of the Lord of the Manor or chief landowner such a building might be erected and maintained at comparatively little cost.

This plan provides a Reading Room, 30 feet long by 20 feet wide, with an open roof, and might be placed so as to have an East, South, and West aspect. On the occasion of lectures or penny readings, the lecturer would enter the hall from the lobby at the back entrance near to the part of the room best suited for addressing his audience. The accommodation provided in the dwelling is suited for an elderly female servant or widow.

The approximate cost of erecting this design in brick with stone dressings, the roofs covered with ornamental tiling complete, would be about £500.

Scale ¾-ths of an inch equals 10 feet.

Plates No. XIII., XIIIa, XIV., and XIVa.

MECHANICS' DWELLINGS recently erected at Bocking, near Braintree, and at Halstead, Essex, for Messrs. Samuel Courtauld & Co., Bocking.

Large employers of labour would be consulting their interest were they to erect as near as possible to their works or factories a sufficient number of healthy and convenient dwellings for their work-people, where cleanliness, health, and morality could be observed, such houses would inspire habits of self-respect, frugality, and independence; the workman would be enabled to bring up his family in a respectable manner, and would become attached to his home and employers.

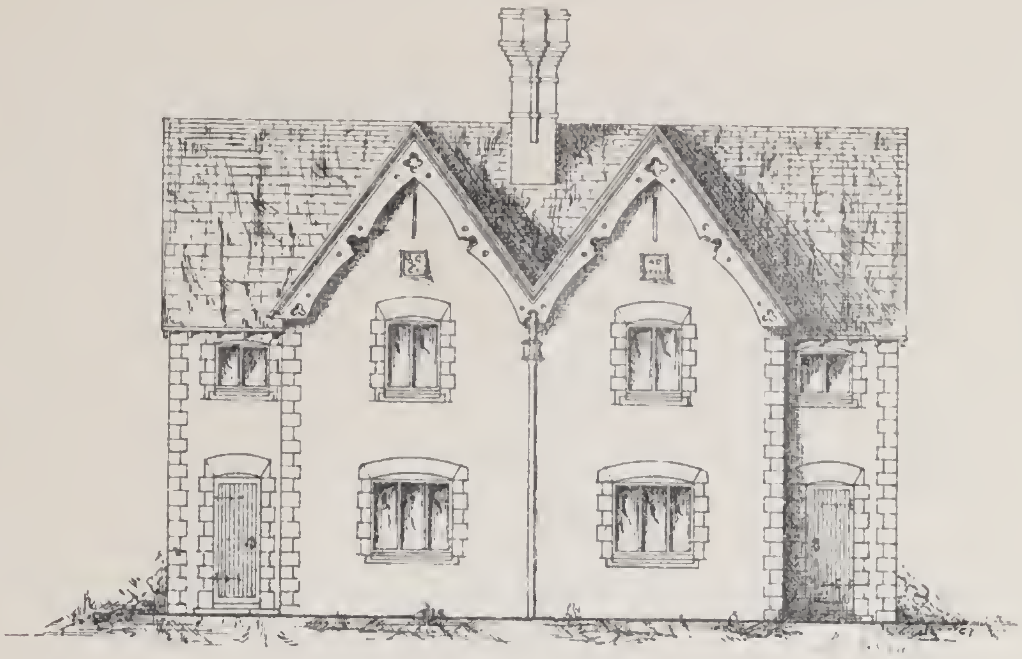
Proper dwellings for the working classes is of the utmost importance to the welfare and prosperity of all large towns, since statistics prove it to be a fact that much of the vice, misery, and disease, is chiefly attributable to the over-crowded and wretched state of the places where these poor people exist. The report which lately appeared on the sanitary condition of the county of Northamptonshire shews that this county, like many others, contains a number of houses totally unfitted for habitation, in some cases the cubical space to each inmate being little more than 100 feet, having as many as six occupants living in dwellings containing only one living room and bedroom.

Model buildings have been recently erected in London and other large towns, and great efforts have no doubt been made, yet the state of many parts of London, and other large manufacturing and seaport towns, call for much improvement.

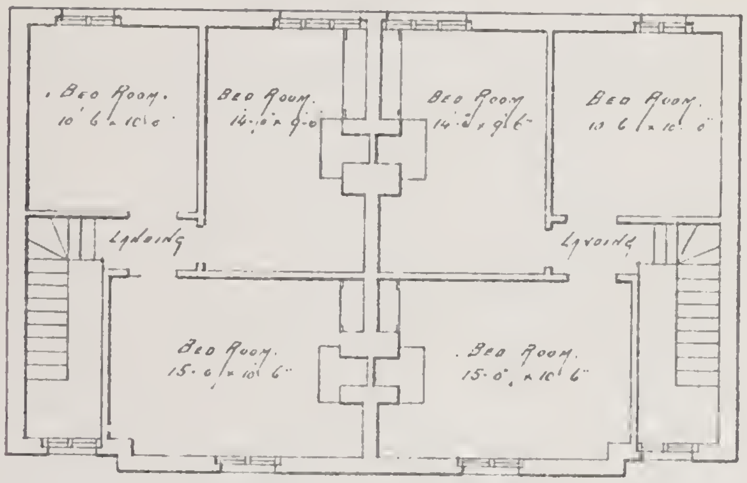
In the dwellings about to be described, the author feels it right to mention that, with the exception of embodying a few of his own suggestions, the plans have been based on the models erected some years ago at Gosfield, near Halstead, by Samuel Courtauld, Esq., which, for neatness, convenience, and comfort, will compare with any the author has yet seen, reflecting much credit on the taste and liberality of that gentleman.

Plate No. XIII. shews the plans and front view of one of the blocks of double Cottages erected at Bocking. Outbuildings comprising a scullery, coal-house, and W.C., similar to those shewn on Plate XIV., are built in the rear of the Cottages. Each living room contains a cubical space of about 1550 feet; each parlour about 1260 feet, and each of the three bedrooms an average of about 1250 feet. The dwellings have been erected with red bricks, having white brick dressings to doors, windows, angles, &c., the roofs are covered with ornamental tiles. The external walls have been constructed hollow. Provision has also been made for warming and ventilation, the cold air is conducted from the outside of the building by means of a flue to the back of the living room and parlour fireplaces, it is there warmed by contact with the fire-

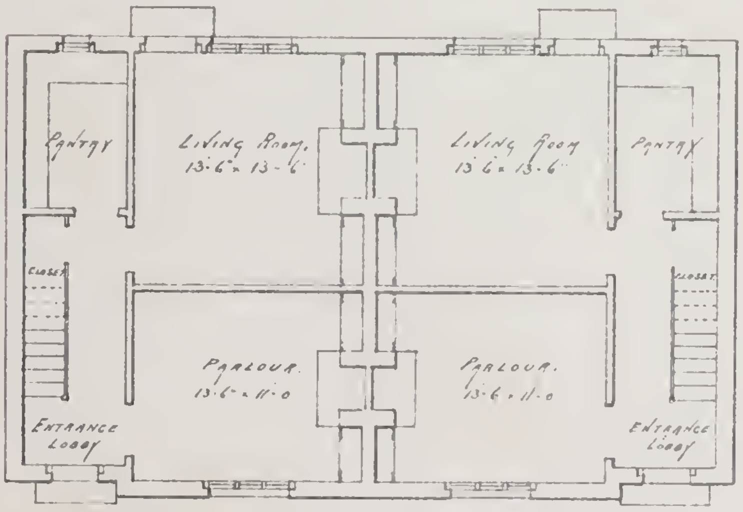
PLATE No 13.



FRONT VIEW.



CHAMBER PLAN.

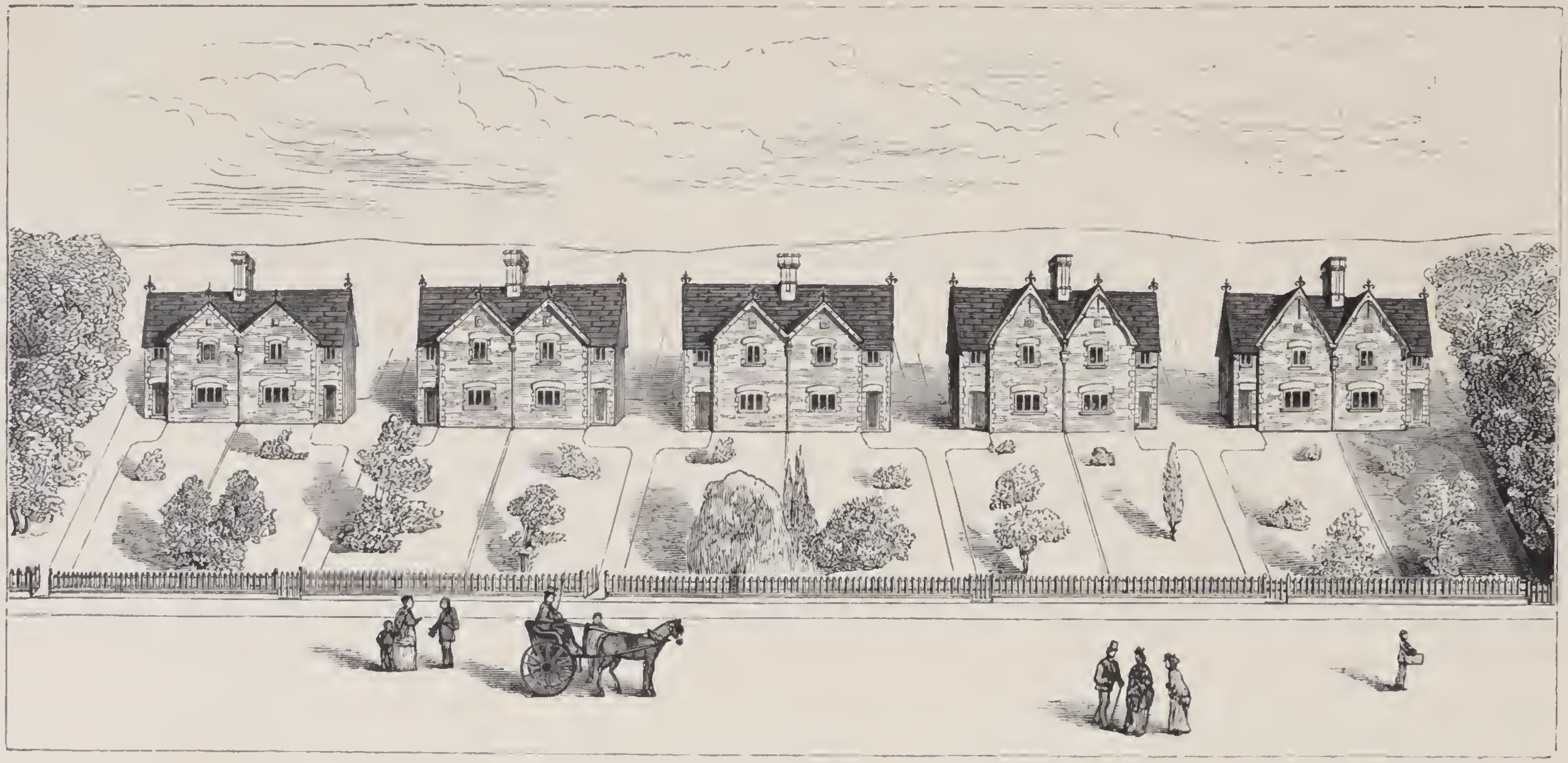


GROUND PLAN.

No 9 John Street Adelphi W C.

Hiorns arch.

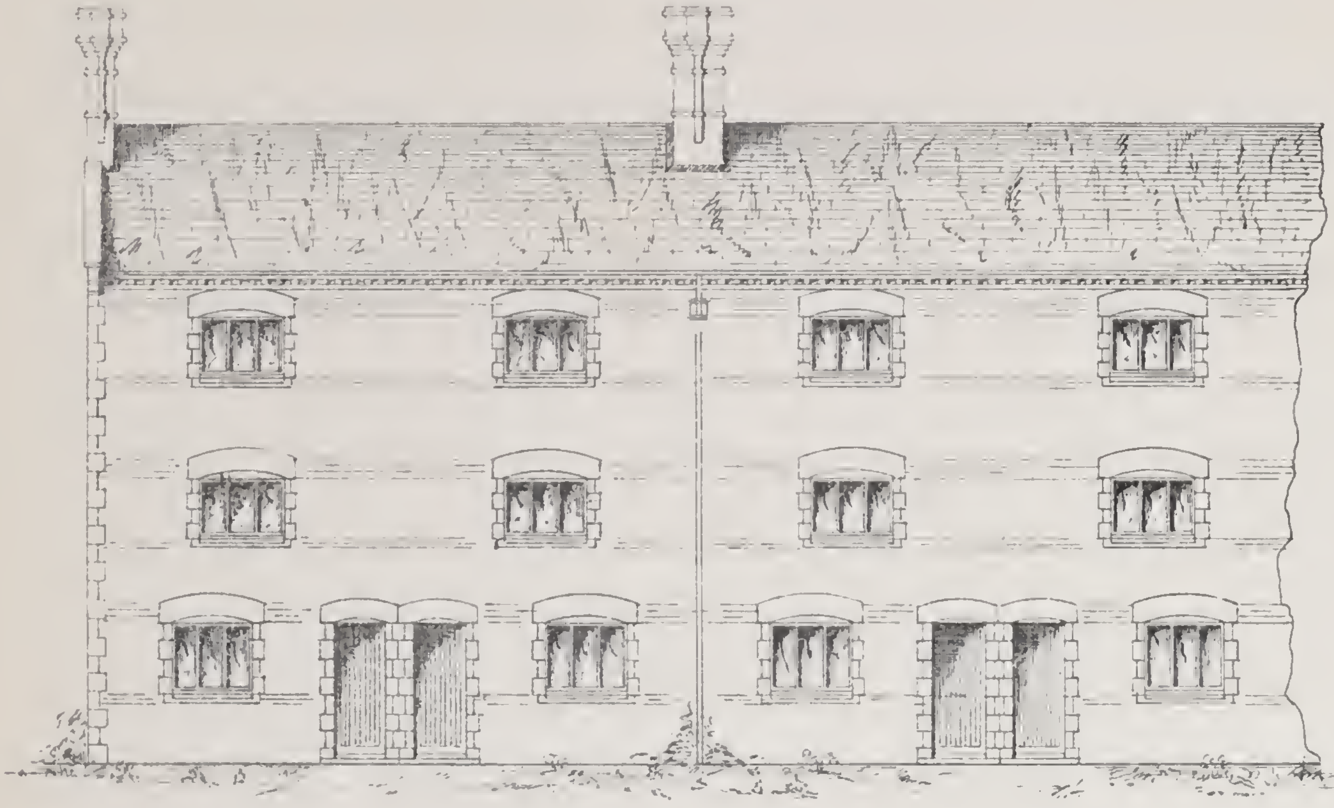
PLATE No. XIIIA.



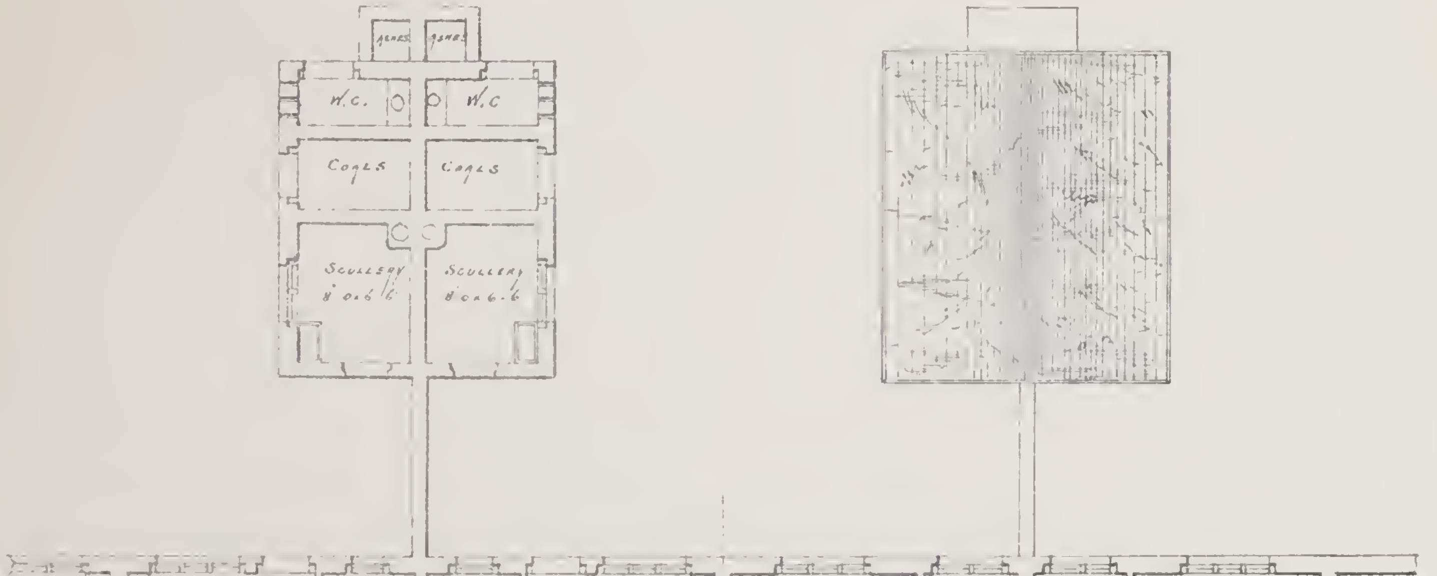
GROUP OF MECHANICS' COTTAGES AT BOCKING, ESSEX,

Erected for the Messrs. Samuel Courtauld and Company.

PLATE No 14.



PART FRONT ELEVATION.



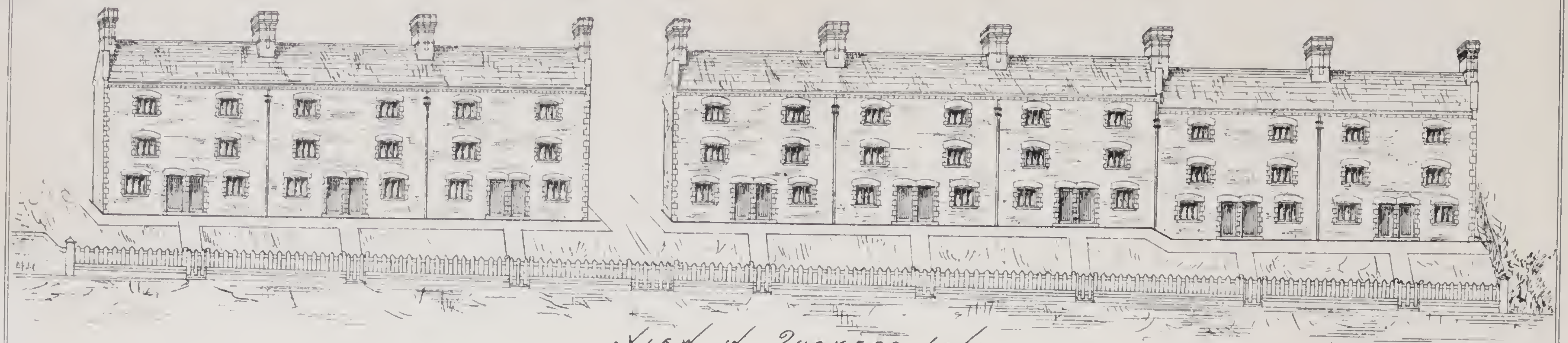
PART GROUND PLAN.

PART ONE AND TWO PAIR PLAN.

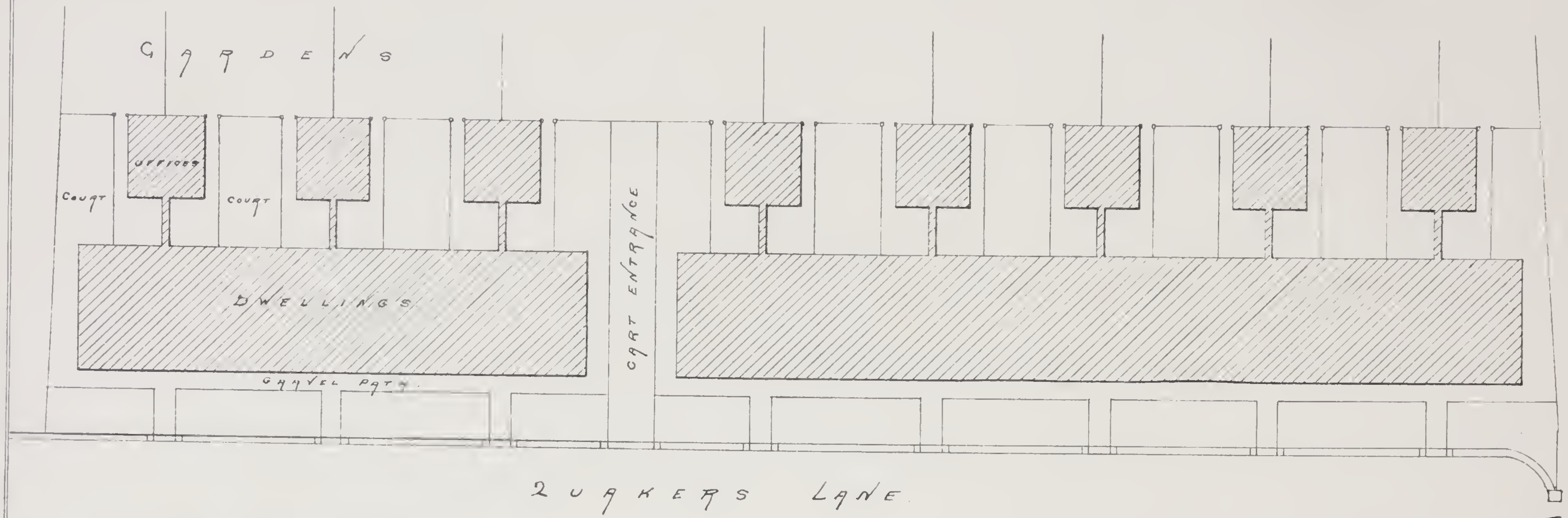
No 9 John Street Adelphi W.C.

J. Birch Archt

. PLATE No 14A.



. VIEW IN QUAKERS LANE.



No. 9 John Street. Adelphi. W.C.

lump back of the stoves, and thence passes through flues to the bedrooms above. In each room, valves communicate with these flues, admitting the warmed air at pleasure; by this means some heat is utilized which would otherwise be wasted, and a constant circulation of air maintained.

The cost of these five pairs of cottages, including outbuildings, drainage, water supply, fences and paths, completed ready for occupation, amounted to £2,723.

The general appearance of this group of buildings is shewn on Plate No. XIII*a*.

Plate No. XIV. shews part of the plans and part of the view of a number of dwellings, lately erected at Halstead. Each living room contains a cubical space of about 1260 feet; each parlour about 1140 feet; and each of the four bedrooms an average of about 1470 feet. Each dwelling has a suitable scullery, coal house, and W.C., as shewn on the ground plan. The buildings have been erected similar to those last described, excepting that the roofs are of slate instead of tiles. The town water has been laid on to the sculleries and to the stair landings of each dwelling. The W.C'S. are provided with the "Goux" earth closets, under the management of the Local Board of Health.

The cost of these dwellings, fourteen in number, including outbuildings, drainage, water supply, fences and paths, completed ready for occupation, amounted to £4,895.

Plate No. XIV*a*. shews a block plan and general view of these dwellings.

Scale to Plates No. XIII. and XIV.—¾-ths of an inch equals 10 feet.

MODEL SPECIFICATION.

Referred to in the beginning of Part I. page 10.

SPECIFICATION OF WORKS required to be done in erecting and completing a pair of Cottages at . . . . on the Site pointed out for . . . . according to the accompanying drawings numbered 1 to . . both inclusive, prepared by JOHN BIRCH, Architect, of No. 9, John Street, Adelphi, London, W.C., and in conformity with such further detail and explanatory drawings as may be given.

. . . .

GENERAL CONDITIONS.

The Contractor to provide all materials and labour, tools, ladders, cords, scaffolding, carriage, cartage, and water.

The Contractor to provide rods marked with the several heights of the various parts of the building, and to be responsible for the perfect correctness of every part.

The materials and workmanship to be of the best quality of their respective kinds, and the whole of the works to be completed to the perfect satisfaction of the Architect, or any other person appointed to superintend the erection of the said works. The Contractor's attention is particularly directed to this Clause which will be strictly adhered to.

The several works shall be commenced immediately after the Contract is signed, and the whole roofed in within . . . . months thereof, and finally completed within . . . . months of the same date.

EXCAVATOR, DRAINAGE, &c.

SURFACE SOIL. — Remove from the Site of the proposed Cottages and Outbuildings all mould, vegetable matter, or other impediments to the execution of the works.

TRENCHES, &c. — Dig out the ground for, and form trenches for the several footings, drains, rain-water tank, &c., as described in Bricklayer; fill in and well ram the earth round the footings, &c., and make up the ground with the surplus earth to the levels shewn on the sections.

NOTE.—When the ground is much out of level the footings should be frequently stepped, in order to avoid additional cost in extra depths of foundations.

SURPLUS EARTH. — Remove all superfluous earth, soil, or rubbish to such parts as may be pointed out, and leave all clear at completion.

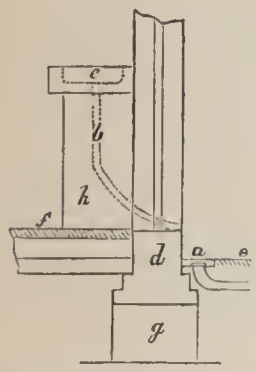
DRAINS.

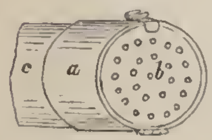
Provide and lay as shewn on drawings for waste drains from Scullery sinks a 4-in. glazed stoneware drain pipe jointed in cement with all requisite bends and junctions, laid to a fall of 2 inches to 10 feet, and well trapped where required, taken a sufficient distance from the Cottages as shall be pointed out.

RAINWATER AND WASTE DRAINS.

Provide and lay as shewn on drawings for rain-water to tank 4-in. glazed stoneware socketted drain pipes, jointed in cement, with all requisite bends and junctions, laid to the same fall as last mentioned, each cast-iron down pipe to dip into a glazed bend, and to be carefully made good to the drains.

NOTE,—The waste drain from sink should follow the fall of the ground, and if taken about 20 or 30 yards from the building and made to discharge into a dry brick cesspool about 2 ft. by 2 ft. and 2 ft. deep, it will soak away.





NOTE.—In the ordinary method of connecting the waste pipe of sinks, the cast-iron bell trap fixed in the sink stone soon gets broken and out of order, frequently admitting an effluvia. The woodcut shews a simple plan for obviating this evil, by entirely disconnecting the waste pipe *b*, communicating with the sink *c*, and putting a stone with an iron grating outside at *a*, into which the waste pipe would discharge; by this means all danger from noxious smells would be effectually prevented, as any effluvia would come in contact with the external air instead of escaping inside the house; *d* shews the wall, *e* the ground line, *f* the floor line, *g* the concrete foundation, and *h* the bearer supporting sink. When the rain-water drains pass over or under the waste drains, a little clay puddle should be put round the latter, in order to prevent leakage, which might affect the soft water. To prevent rats getting into the house and undermining the foundations when the sink drain is made to discharge into a ditch, stagnant pool, or pond, the mouth of the drain should be fitted with a wrought-iron cap perforated for escape of sewage, and made moveable for clearing away any sediment or other obstruction. A sketch of the kind of cap is shewn on margin; *a*, shews the cap which should be fixed; *b*, the moveable or hinged front; and *c*, the drain pipe.

CONCRETE OR ROUGH RUBBLE TO FOUNDATIONS.

The several walls of Cottages to have foundations of concrete or rough local rubble stone if required.

NOTE.—Concrete about 12 or 18 inches in depth will generally be found sufficient for Cottages; its width should measure twice the thickness of the walls; for instance,—if the wall measures 14 inches thick, the concrete should be 2 feet 4 inches in width by 12 or 18 inches in depth, it may also be put in the full width of the bottom course of footings at less expense, that is to say, if the wall be 14 inches thick, with 2 course of footings making it 23 inches thick at the bottom course, the concrete need only be the same thickness. Concrete or well grouted rubble should always be used for foundations, excepting of course where the foundation is of rock; it will be found much cheaper than brickwork, and of great service in preventing cracks and settlements, which invariably occur in the walls of buildings erected on loose or clay soils, without having proper concrete or rubble foundations.

SPECIFICATION FOR MAKING CONCRETE.

The concrete to be composed of 5 parts of clean washed gravel, free from loam or clay, having a proper proportion of large and small gravel or sand, and one part of lime measured dry, the lime to be mixed as for mortar, but with more water, and then thoroughly incorporated with the gravel.

ANOTHER METHOD.

Mix the concrete in a thoroughly dry state, and afterwards add a sufficient supply of water, mix with fresh well burnt lime in the proportion of 6 of gravel to 1 of lime. The concrete should be thrown into the trenches as soon as prepared.

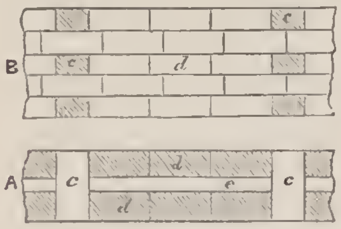
COST OF 6 CUBIC YARDS OF CONCRETE.

1 cubic yard of lime	0	11	6
5 do. do. gravel	0	14	0
Labour mixing	0	4	6
Waste, contingencies, and profit	0	6	0
	£1	16	0

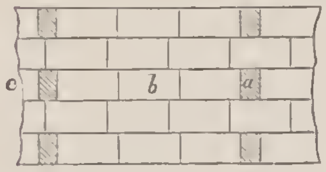
Or equal to 6s. per cubic yard.

BRICKLAYER.

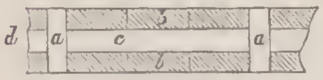
Brickwork generally. The brickwork to the several walls to be executed with best sound hard well-burnt local stock bricks, of approved quality, and of the thicknesses marked on the drawings, laid to Flemish or other bond as shall be directed (the hollow walls having 9 inch brick headers every 2 feet, 3 inches apart on the bed, and every alternate course in height, the ¼ brick closers making up the full thickness of the wall, 11¼ inches being neatly stopped in afterwards in cement) in mortar as specified, flushed up solid at every course and grouted where practicable with hot liquid mortar at every fourth case, every header to be a whole brick, and no half bricks, bats, or place bricks to be used except as closers to a course. The external walls of Cottages only to be built with a cavity as shewn on sections, and well bonded as specified. No four courses to rise more than 1¼ inch above their collected height when piled dry.

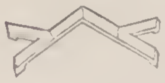


Note.—In some cases where the bricks were of a hard description, not porous, the author used purpose-made binding bricks going through the full thickness of the wall, he considers the work stronger and more durable than with the ordinary 9 in. headers. The woodcut shews the method of constructing this kind of wall; A shews the plan of the wall; B the elevation of part of wall; *c* the 11¼ inch headers or bonding bricks; *d* the 9 inch stretchers; and *e* the cavity 2¼ inches wide.

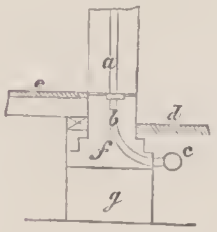


Another method of constructing an economical description of hollow wall is shewn by the marginal sketch; in this case the wall is 9 inches thick instead of 11¼ inches, the bricks being placed on edge, a less number of bricks are required by this plan; the wall, however, would not be considered so durable as the one last described, but would answer very well for a plain and inexpensive class of building; *a*, shews the headers 9 inches long; *b*, the stretchers; and *c*, the cavity 3 inches wide; *d*, shews the plan; and *e*, the elevation of wall.





The author has frequently used galvanized iron ties for binding the outer and inner thickness of hollow walls together instead of bricks; the marginal sketch shews this kind of tie. They should be placed in the wall similar to the bonding bricks before described; the advantage of these iron ties is, that there is less chance of the wet penetrating the inner thickness of the wall than with the brick ties, being made so as to prevent any mortar lodging on them, which would otherwise tend to communicate the wet.



Hollow walls should not be constructed without making provision for the escape of the moisture which may accumulate in the cavity between the outer and inner thickness of wall, chiefly in exposed situations, or where soft porous bricks have been used. The marginal sketch shews a method of conveying this water to the rain-water or waste drain as may be most convenient; *a* shews the cavity in the wall where the water is likely to lodge; *b* the grating and bend of 4-inch drain pipe connecting with the waste or rain-water drain *c*; *d*, the ground line; *e*, the floor line; *f*, the wall; *g*, the concrete.

Facings to External Walls. The whole of the external walls to be faced with carefully picked local stock bricks of approved quality, hard and well burnt, and uniform in colour, having grey headers, and finished with a neat black mortar joint; the bricks for arches to be of similar quality, carefully selected, formed to radius, and neatly drawn in and pointed to match the facings.

NOTE.—All facing bricks to be of those from the bottom of the kiln, hard, well burnt, and of uniform colour, to be carefully selected, and deposited on the ground apart from the bricks for inside work; no bricks for inside purposes will be allowed to be used as facing bricks, and if used, they will be drawn and replaced with proper bricks as specified.

The bricks for the facings of the external walls of this class of work are usually selected from the ordinary bricks, the best and most uniform being set aside for this purpose.

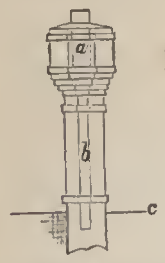
MORTAR. The mortar to be composed of fresh burnt stone lime, from an approved kiln, and clean sharp grit sand, well tempered and mixed together in the proportion of one of lime to two of sand.

NOTE.—If the sand is soft and void of grit, some sharp road drift mixed with it will answer the purpose.

CEMENT. The cement to be from an approved manufacturer, mixed in equal proportions with clear washed sand, except where otherwise described.

BRICK WALLS AND PARTITIONS. The several walls and partitions coloured red on plans and sections to be carried up in brickwork, as described, to the heights shewn and figured on the sections, on footings as shewn, and the ground to be made up and rammed as hereafter described for pavings, all the half brick walls to be built in cement.

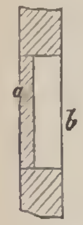
CHIMNEY FLUES AND CHIMNEY HEADS. Carry up chimney flues 9 inches by 9 inches; those to living rooms and sculleries to be 14 inches by 9 inches, carefully turned, pargetted, and cored. Put camber arches over same, supported on wrought iron chimney bars 2½ ins. by ½ in., and 22 ins. longer than the width of opening caulked 2 ins. up and down at each end, and finished above roof with sailing and projecting courses as shewn; and on top with a small piece of drain-pipe let into brickwork to form chimney pot, and weathered off with cement according to drawings.



NOTE.—The chimney pots are formed by building in a length of ordinary 9 inch glazed tubular drain pipe as shewn by sketch on margin, the top being weathered off with cement; this kind of finish is preferable to the ordinary chimney pots, which frequently look unsightly and are more expensive; *a* shews the drain pipe; *b* the chimney head; and *c* the ridge of roof.

TRIMMER ARCHES TO FIREPLACES, SLEEPER, AND FENDER WALLS. Put half-brick trimmer arches in cement to bedroom fireplaces 18 inches wider than width of opening, and one brick sleeper and fender walls to boarded floors on ground floor.

AIR BRICKS AND VENTILATING APERTURES. Form apertures in walls for, and provide and fix No. 4 cast-iron air bricks, or perforated bricks, to each Cottage, and fill in all ventilating apertures or slits in gables, &c., with perforated bricks set on edge in cement.



NOTE.—The sketch on margin shews the kind of slits or apertures formed in gables, which should be filled in with cast iron air bricks, perforated bricks, or perforated zinc, in order to keep out birds; *a* shews the perforated bricks or zinc; *b* the outside face of wall.

DAMP COURSE. Cover all the walls of Cottages at ground floor level with a strong coating of tar asphalte half an inch thick, or double slate, each course well bedded in cement. The tops of the inner thickness of hollow walls at chamber floor ceiling level where the work is reduced to 9 inches thick, to be coated with asphalte like a damp course.

NOTE.—In cases where asphalte or slate is not easily obtainable, a strong coating of tar, sharp road drift, and proper grit sand, well mixed and boiled together, will form a good damp course for this class of work.

Pavings.

The floors of living rooms and sculleries to be paved with best hard burnt paving quarries, 6 in. by 6 in., bedded and grouted in cement on a proper stratum of dry brick rubbish and concrete bed 4 in. thick. The floors of Entrance Porches to be paved as last described, but laid diagonally. All other parts on ground floor to be paved with best hard burnt brick pavings laid flat, bedded and grouted in cement on a proper stratum of dry brick rubbish and concrete bed 4 ins. thick. The piggeries, privies, cesspit, and ashpit to be paved with hard burnt paving bricks laid flat, bedded and grouted in mortar on dry rubbish and concrete bed 4 ins. thick.

Note.—The Cottagers prefer wood floor to tiles for the living rooms, but they are not so durable, and not so easily kept clean. When the ground is uneven, requiring a good deal of filling up, boarded floors would be less expensive than tiles; but if proper ventilation is not attended to, the ground joists and sleepers soon decay and become harbour for vermin.

Brick Copings to Walls.

The walls of piggery courts and ashpits to be finished on top with hard burnt half-round or double-splayed Staffordshire coping bricks, set on edge in cement, and finished at angles and intersections, with hard tooled local stone of approved quality, or with purpose-made bricks.

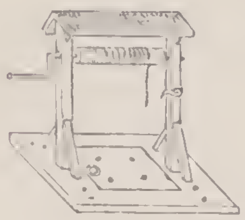
Rain-Water Tank.

Dig and stein in half brick-work in cement to rain-water tank, 4 feet diameter in clear, and 7 feet deep from bottom to springing of dome, domed over on top and rendered in cement inside, having aperture for suction pipes and drain pipes, manhole, stone cover, iron ring and overflow to waste drain complete; put 12 inches of clay puddle round tank, and form bottom with two courses of brick flat paving set and bedded in cement, each course to be laid reversely in cement.

Note.—Many tanks being built in mortar and only cemented inside, not puddled, fail to hold water, because the cement cracking and peeling off affords a facility for the water to escape: if the above method be adhered to, the tank will seldom fail; in clay soils it will not be necessary to puddle, and if the tank be built in cement as well as puddled, there is scarcely need for cementing the inside. Concrete is now employed for underground tanks, but unless in the hands of skilled workmen I fear it would frequently fail to retain water. If the privy cesspits in the rear of the buildings be on a higher level than the ground at the tank, care should be taken that the tank is not placed so as to intercept any soakage from these cesspits.

Well.

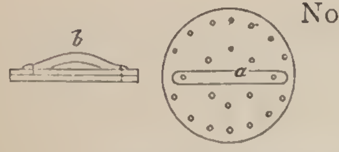
Dig and stein in 4½-in. brickwork to form a well 3 feet clear inside diameter, and 15 feet deep, or to such further depth as may be required to ensure a plentiful supply of water, domed over on top with 4½-in. brickwork in cement, having aperture at top, oak frame, curb, standards, iron gearing, chain, flap, &c., complete.



Note.—The well should be as near to the Cottages as practicable, but like the tank, must not intercept the soakage from cesspit should the latter be on a higher level; building a few feet of the top of well in cement, like the dome, will help to prevent impure surface-water from getting in. The marginal sketch shews a suitable oak frame and apparatus for hoisting water, the frame, flap, and standards should be of oak, the latter having an oak button for keeping back the flap while drawing water; the roller should have a strong iron chain with spring catch for bucket.

Washing Coppers.

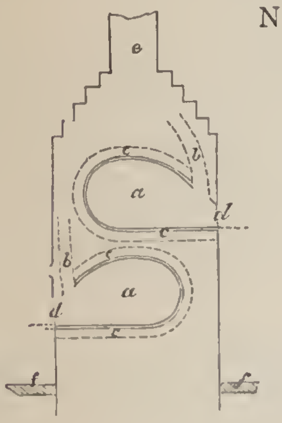
Provide and set in each scullery a 20 in. copper of galvanized iron, having proper flues, all requisite furnace bars, door, frame, and damper complete, and tooled stone top 2½ ins. thick, with coped edges and strong hardwood covers.



NOTE. — In sculleries having a direct communication with the living room, without a lobby or passage between them, the copper should have a sheet iron funnel-mouthed cap fixed over them, communicating with a flue or chamber for the escape of steam. The brickwork round the sides of copper and on top should not be cemented, as it soon cracks from the heat, and requires frequent repairs. The annexed sketch shews the kind of copper lid; it should be made of two thicknesses of deal, each ¾ of an inch thick, reversed, and secured with copper nails and white lead; *a*, shews the plan; *b*, the side view.

BAKING OVENS.

The ovens to be of fireclay of the size known to contain 8 pecks each, to be had of Mr. Crocker, of East-the-Water Pottery, near Bideford, Devonshire, to be properly set and bedded in brickwork in sufficient size, one oven over the other as shall be directed.



NOTE. — The ovens are formed in one piece of fire-clay, excepting the door, which is also of fire-clay; they are made in various sizes from 5 pecks to 20 pecks, at a cost of 1/6 per peck at the pottery, so that an 8-peck oven, sufficiently large for an ordinary Cottage, would cost about 12/- at Bideford. If proper care be taken in setting, they will be found a great improvement on the large brick ones, being heated much sooner, with less fuel, and do not require repairs like the dome of a brick one. The marginal sketch shews the method of fixing these ovens in a double Cottage. In order to economize space, one oven is placed over the other, the bed of one being at a level of about 1 foot 7 inches, and the other about 3 feet 7 inches from floor: *a*, shews the oven; *b*, the smoke flue; *c*, the pargetting for retaining the heat; *d*, the mouth of oven; *e*, party wall; and *f*, the floor level.

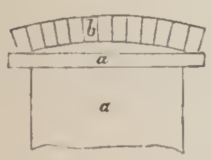
SCULLERY SINKS

Provide and fix in sculleries, on strong bearers, as shewn on drawings, strong proper tooled sinks of approved hard local stone 6 inches thick, with 2½-inch cast iron bell trap and grate, and piece of 3-inch lead waste and connection with drain pipe complete; the sinks to be prepared for receiving the fixing of cast-iron pumps for drawing water from rain-water tanks.

NOTE.—See remarks for disconnecting the drain with lead waste pipe of sink under heading of drains.

ROUGH DISCHARGING ARCHES

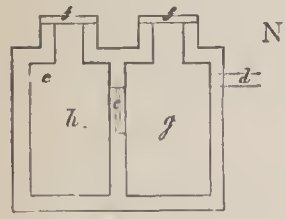
Turn rough discharging arches over all openings where practicable; also over all doors in half brick walls.



NOTE.—Arches over all lintels add to the strength and durability of the work, preventing cracks in plaster and brickwork arising from shrinkage of timber or other causes. The marginal sketch shews a half brick arch over a door; *a*, shews the wood lintel; *b*, the arch; *c*, the door.

PRIVY CESSPIT.

Build cesspit for privies in 9 inch brickwork, as shewn on drawings, rendered in cement inside.



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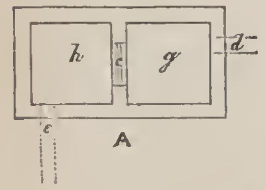
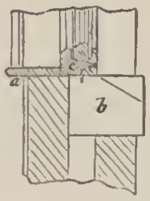


A

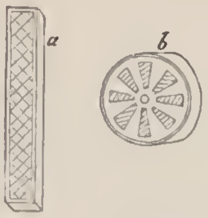
NOTE.—In my opinion the ordinary privy vault or cesspit is better adapted to Labourers' Cottages than "earth closets," the latter requiring a great deal more attention than labourers care to bestow; the vault should be divided, having a cover on top, so that each can have a share of the soil for agricultural purposes. Another description of cesspit suitable for country dwellings, having water-closets inside the house, is shewn by the marginal sketch; their principle could easily be applied to these Cottages. This description of tank has the advantage of a separate chamber *h*, for liquid manure, with a pump fixed on top at *f*, for removing the liquid either by means of a cart or hose; *g*, shews the vault for receiving the solid deposits, having manhole and cover on top at *f* for emptying same; *c*, shews the perforated iron grating for the admission of liquid manure to tank *h*; *d*, is the mouth of soil drain; *e*, is the overflow drain; A, shews the plan, and B, the section. In order to prevent noxious effluvia reaching the house through the soil drain, an escape or gas pipe should be inserted in the upper part of the tank *h*, and connected with tank *g*, the pipe being conveyed to the nearest tree, and there taken up a sufficient height to render it inoffensive.

BEDDING PLATES, &C. Carefully bed in mortar all wall plates, bond, templates, wood-bricks, and other timbers requiring bedding, and carefully bed and point with lime and hair all door and window frames. Bed all sash cills into stone cills, with hoop-iron tongue and cement. Do all necessary jobbings and wait upon other trades.



NOTE.—To prevent the wet coming in below the window cill at *a* on the marginal sketch it is most important to groove the stone cill *b*, and the oak cill *c*, and insert a piece of hoop-iron tongue in cement, in order to unite the two, and so keep back the wet; the stone cill should also be throated below the projecting part in front to prevent the wet from injuring the wall. Flush stone cills (*i. e.* stone cills that do not project) are more suitable for certain kinds of architecture; but the wall below the cills gets discoloured, and where the bricks are of a soft or porous nature soon becomes decayed.

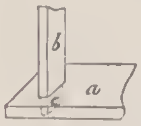
VENTILATING FLUES. Form cold air flue about 2 feet 3 inches in height by 3 inches wide in party-wall, as shown on plans and sections, covered on top with rough stone or brick on edge, form small flues from same to bed-rooms, and put fire-brick backs to the living room fireplaces; provide and fix No. 4 small hit and miss ventilators of approved description to each dwelling fixed over the chimney-pieces; parget the flues and make all good. Provide and fix a large cast iron air grating in the external wall for admission of cold air, and form aperture for same.



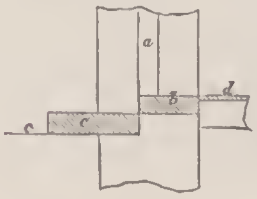
NOTE.—The object of these flues is to economise at a trifling cost the waste heat behind the living-room fireplaces, and to render it as useful as possible for warming and ventilating purposes throughout the dwelling. The cold air is conducted from the outside of the building by means of a flue to the back of the living-room fireplaces, is there warmed by contact with the fire-lump back of the stove of each living-room, being back to back, and thence passes through warm air flues to the bed-rooms above. In each room valves communicate with these flues, which transmit the warmed air into the rooms at pleasure, whence after circulation it escapes up the chimney. By this means a considerable amount of heat is utilized which otherwise would be wasted, and a constant circulation of air procured. By this means all the waste heat would not be saved, the plan is only recommended as a simple and inexpensive method of ventilation, of more use perhaps in summer than winter. The grating admitting the external air would be improved by having a regulating valve so as to admit no more air than the fireplaces would be capable of tempering. In the marginal sketch *a* indicates the grating fixed in the external wall between the two dwellings for the admission of cold air, *b* shews the small hit-and-miss ventilators fixed on mouth of flue or inlet to room in the fireplace jambs over chimney pieces, by means of which the admission of air can be regulated at pleasure.

MASON.

DOOR STEPS. Provide and fix to front and back entrances as shewn, also to coal and wood houses tooled York or local stone steps 3 inches thick, of the necessary widths morticed for door frames. The outside steps at front and back entrances to be of the sizes shewn on the drawings, and 3 inches thick on a proper bed. The piggeries and privies to have rough York or local steps morticed for door frames.



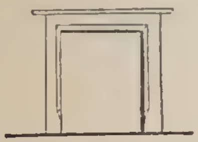
NOTE.—Care should be taken to slightly weather the steps in order to throw off the water, the bottoms of the door frames should be well tenoned into the stone steps as indicated by sketch; *a*, shews the door step; *b*, the frame; and *c*, the tenon. The customary plan of making door steps to extend the full thickness of the wall is not a good one, as it is impossible to prevent the wet from being blown in at the foot of door, the sketch on margin indicates a method of obviating this defect, the front edge of the step *b*, being kept in a line with the front face of door instead of projecting affords no place for the wet to lodge. *a*, shews the door; *b*, the step; *c*, the outer step; *d*, the floor level, and *e* the ground level.



HEARTHS. The hearths to bedrooms on ground and chamber floor to be of tooled York or local stone of approved quality, 2 inches thick, well bedded in mortar.

NOTE.—Staffordshire 6 inch black and red paving quarries make very good hearths, they should be laid in regular courses, not diamond fashion, as the latter way sometimes involves cutting the tiles. Tile hearths will be found a trifle cheaper than stone.

CHIMNEY PIECES. The living room fire-place to have rubbed and chamfered Bath or local stone jambs 7 inches wide, with mantel and shelf 8 inches wide.



NOTE.—Painted wood chimney pieces are frequently used for the living rooms and bedrooms; they are not durable, soon getting disfigured and broken, a good strong stone chimney piece like marginal sketch will be found the most economical in the end.

STONE WINDOW CILLS. The whole of the windows to have tooled hard Bath or local stone window cills, of approved quality, 6 inches thick, properly sunk, weathered, throated, and grooved for iron tongue.

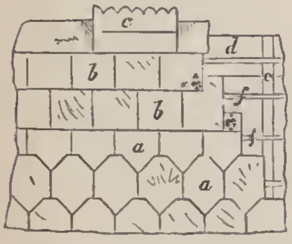
NOTE.—See remarks under the heading of "Bedding Plates," &c. Staffordshire splayed blue bricks, set on edge and pointed with cement, make very good window cills, but care should be taken to prevent the wet from coming in under the oak window cill.

COVER TO CESSPIT, STONE PANEL AND SHELVING. Put a rough York or local stone cover to cesspits $2\frac{1}{2}$ inches thick, with iron rings. Provide panel stone for chimney stack, and carve same with date, initials or crest, according to drawing. Put $1\frac{1}{2}$ inch thick tooled York stone, or 1 inch sawn slate as shelves to pantries (each pantry having one tier) supported on proper bearers.

NOTE.—Deal shelves are frequently put, they are not so durable and cool as slate or stone; the bearers supporting stone shelves should be $4\frac{1}{2}$ inch brickwork built in cement.

TILER.

TILING TO ROOFS. Cover the roofs with best sound, hard, well-burnt Staffordshire plain tiling, in bands of plain and ornamental tiles as shall be directed, made with nibs to hook on to the laths, laid with a 3 inch lap, having double courses at the eaves and gables, on $1\frac{1}{4}$ inch and $\frac{5}{8}$ inch sawn red deal laths free from sap, and to be well pointed on underside with hair mortar.



NOTE.—The author considers this mode of roofing most suitable for country buildings, as it is durable and easily repaired, the bedrooms being cool in summer and warm in winter. In all cases care should be taken to see the roof is pointed on the under side, to prevent the tiles being stripped off in stormy weather; when prepared for pegs instead of being made with nibs, galvanized iron nails or red deal pegs should be used in preference to oak ones, as when wet, the latter swell and split the tile. The tiles are generally made with two holes, but one peg or nail to each tile is quite sufficient. It is not a good plan to bed the tiles on hay, as this gets wet and rots the roof timbers and laths. The Staffordshire tiles, although of a brittle nature, may be used with very little waste in the hands of careful workmen, and excepting gutters and flashings, no lead work need be done. The Handford Tilleries, Stoke-on-Trent, is one of the best places for obtaining this class of goods, the author having used them from these works for many years. The marginal sketch shews the method of laying the tiles, which ought to lap over each other 3 inches; each tile measures about 10 inches long by 6 inches broad; the pointed ones in the sketch should be brindle colour, and the plain ones blue, or *vice versâ*. Using the brindled tiles as a ground work, and introducing the blue in bands and diamond patterns will be found more effective, the latter being more decided in colour than the former. In the sketch, *a* shews the pointed tiles; *b*, the plain tiles; *c*, the crested ridge tiles; *d*, the deal ridge; *e*, the common rafter; and *f*, the laths for receiving the tiles. Welsh slating is less costly than tiles, but in roofs of this kind where there is a coved or sloping part, if slates be uesd they should be laid on boarding and felt, or a counter ceiling should be formed between the rafters and the sloping part with fillets, lath, and rough plaster, in order to make the rooms more habitable. The expense of these precautions, added to the extra cost of lead instead of tile valleys, will cause this kind of roof to amount to nearly as much as a tile one. It is true, with a flatter pitched roof less timber would be required, and the ceilings of bedrooms would be square instead of coved; but all advantages duly considered, there would be little difference, provided the roof is of a simple character.

RIDGE TILES.

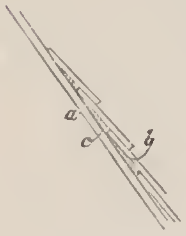
Cover the ridges with best hard burnt Staffordshire crested ridge tiles, of a blue and brindle colour set and pointed in cement.

VALLEY TIES.

The valleys to have proper Staffordshire valley tiles, made to course with the tiling set and pointed in cement.

CEMENT POINTING TO VERGES, &C.

Point up all verges of gables with best Portland cement; put Portland cement pointing to all lead flashings. The cement for pointing to be prepared to match the colour of the tiles.



NOTE.—The customary manner of finishing the verge pointing to the edge of tiles at gables is not to be commended as the cement not obtaining a sufficient key or hold of the tiles falls off or becomes affected by the weather. A course of slate laid up the rake of gables and the space between the tiles and the slate neatly pointed up with cement; the tiles and slate being seen will form a neat and durable finish requiring less labour and material. The marginal sketch indicates this method; *a*, shews the slate; *b*, the tiles, and *c*, the cement pointing.

CARPENTER AND JOINER.

All the timber to be of the best Dantzic, Riga, Memel, or Norway fir, and all battens to be of the best St. Petersburgh. All the doors and other finishings throughout to be of best yellow deal, *thoroughly seasoned*. The oak to be of English growth. All the timbers to be cut die square, to hold the full dimensions figured on the drawings when finished, well-seasoned and free from large or loose dead knots or other defects. No timber to be placed nearer to the inside of any flue than 12 inches. No common rafters, joists, or quarters, to be more than 12 inches apart.

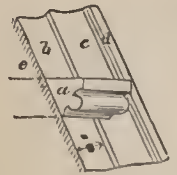
NOTE.—The best description of the first quality of Swedish timber may be used for roofing and joists of this class of work, but should be carefully examined before being fixed.

CENTERING, &C.

Provide and fix all necessary centering, turning pieces to arches, wood-bricks, stops, fillets, &c., and attend upon all other trades.

FRAMING OF TIMBERS, &C.

All framing to roofs, partitions, floors, &c., to be put together in the most approved and workmanlike manner, as shewn by the drawings, and wrought where exposed at the eaves and gables, the barge rafters to gables of cottages, dormers and outbuildings, to be 5 inches by 2 inches, set 3 inches clear of wall, with ridge, plate, and purlin framed through to shew as on drawings. All wall plates to roofs, joists, &c., to be returned at least 3 feet on cross walls.



NOTE.—The most suitable finish for the eaves and gables of this class of building is to project the timbers about 3 or 4 inches beyond the face of the wall in order to give a proper amount of shadow and effect, without necessitating lath and plaster, or boarding to the soffits and eaves. The marginal sketch shews part of roof at gables as described; *a*, is the roof plate, the ridge and purlins having a similar projection from wall; *b*, the space of 3 or 4 inches between the face of wall and barge rafters; *c*, the barge rafter, *d*, the edge of tiles and verge pointing; *e*, the face of gable wall.

GUTTER BOARD. Put 1¼ inch framed gutter boards where shewn on drawings on strong bearers, laid to a proper fall, with rebated drip, cesspool, and hole.

NOTE.—Care should be taken to give the gutters a proper fall, the cesspool holes should be covered over with perforated zinc to prevent the pipes from being choked with leaves or other obstruction. Zinc should not be used for gutters or flushings.

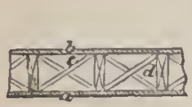
LINTELS, &c. Put fir lintels over all openings the full width of the work above them with 9 inches of wall hold at each end, to be generally 3 inches thick, those to openings over 3 feet 6 inches wide, to be 1¼ inch in depth for every extra foot of opening by the full width of the walls within the reveals. Put all other lintels where shewn on drawings, and otherwise where required, and turn rough discharging arches over same where practicable.

JOISTS. The chamber floor joists to be 8 inches by 2½ inches, and 12 inches apart, securely nailed to plates 4 inches by 3 inches, dovetailed and pinned at angles, and returned on cross walls. The ground floor joists to be 4 inches by 2 inches, and 12 inches apart, securely nailed to oak sleepers 4 inches by 3 inches, and about 4 feet apart.

NOTE.—These joists are adapted to spaces of 14 feet between the bearings, in accordance with the Inclosure Commissioners' Scale, applicable to the size of floor joists. Battens 7 inches by 2½ inches, well strutted, will be found strong enough for this purpose, and are less expensive, being imported, whereas those at 8 inches by 2½ inches require to be cut out of the baulk or log of timber.

TRIMMER JOISTS. Trim for and put trimmer joists at hearths and stair landings ½ inch thicker than the other joists.

HERRING-BONE STRUTTING TO JOISTS. The joists over living rooms to have one row of strong herring-bone strutting.



NOTE.—Herring-bone strutting helps to stiffen a floor and prevent vibration. In the marginal sketch *a* shews the ceiling; *b* the floor; *c* the herring-bone strutting; and *d* the joists.

QUARTER PARTITIONS. The quarter partitions to have heads, cills, trusses, angle, door, and principal quarters, 4 inches by 3 inches, common quarters and braces, 4 inches by 2 inches, well framed, braced, and put together in the most approved and workmanlike manner, according to drawings.

NOTE.—Wood, or quarter partitions lathed and plastered, are less durable than brick, requiring more repairs; they are however indispensible where the arrangement of the chamber floor differs from the one below; care should be taken to have the timber dry and thoroughly well seasoned, otherwise the wood will shrink and cause cracks in the walls and ceilings.

FLOORING.

All the boarded floors to be of 1 inch white deal, laid folding, and securely nailed. Put proper mitred borders round hearths and at stair openings, and 1 inch wrought and beaded apron linings with rounded nosings.

NOTE.—Boarded floors to living rooms or bed rooms on ground floor are preferred to tile floors; they should be of yellow not white deal.

STAIRS.

The stair to be formed with 1 inch tongued and rounded treads and risers, on strong fir, glued, blocked and bracketed carriages, securely housed into $1\frac{1}{4}$ inch deal chamfered wall, and outer strings and chamfered newels 3 inches by 3 inches, with deal rounded handrails, and $1\frac{1}{4}$ inch square bar balusters.

NOTE.—The steps and risers of stair are often neither tongued into each other nor housed into string boards; if over a pantry where the soffit of stair is not lathed and plastered, it is most objectionable, as the dust is injurious. They should always be executed in the manner described.

WINDOWS, &C.

Put fir wrought, rebated, and stop chamfered casements to windows, 4 inches by 3 inches, with oak sunk and weathered cills, properly bedded as described, and filled in with $1\frac{1}{2}$ inch sashes. Each single light window, one light in each two-light window, and one light in each three-light window, to be hung with 2 inch wrought iron butts, to open outwards, with proper wrought iron home-made casement stays and approved fastenings complete, glazed with 15 ounce sheet glass. The pantry windows to be half filled in with perforated zinc for ventilation. The sashes to have proper molded water fillets.

NOTE.—Sashes made to open outwards keep the wet out better, and are more convenient than those opening inwards; for the sake of economy, the fixed sashes might be omitted, and the glass glazed to the casement frame, the latter being divided by a $\frac{7}{8}$ of an inch astragal bar, it does not however look so well. As the casement stays and fastenings are much in use, they should be of a strong and simple character; the best are those known as home-made.

EXTERNAL DOORS.

The front entrance doors to be 2 inches thick, finished thickness, framed, braced, and filled in with 1 inch grooved and tongued narrow V-jointed deal, hung with 4 in. wrought iron butts to proper wrought, rebated, and stop chamfered door, frames 4 inches by 4 inches, and fitted with strong 7 inch iron rim lock, with brass furniture, and two 6 inch barrel bolts. The back entrance door to be similar to the last mentioned; but $1\frac{3}{4}$ inch thick, finished thickness filled in with 1 inch grooved and tongued narrow deal, hung as last described, and fitted with Norfolk latch, and two 6 inch barrel bolts.

INTERNAL DOORS.

All the internal doors to be $1\frac{1}{2}$ inch four panel square framed doors, hung with 4 inch wrought iron butt hinges to $1\frac{1}{2}$ inch deal rebated jamb linings, secured to proper backings, and finished with bold deal moldings round same, and fitted with strong Norfolk latch and barrel bolt.

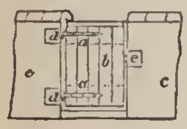
NOTE.—The internal doors are frequently made ledged and braced, as however there is little or no difference between the cost of these and square framed doors, the latter should be used; neat iron rimmed locks may also be used instead of Norfolk latches and barrel bolts, without adding to the cost.

DOORS TO OFFICES.

Provide 1 inch deal ledged doors to privies, coal and wood houses (the latter to open outwards), hung with strong cross garnett hinges to proper rebated and chamfered frames, 4 inches by 3 inches; the coal and wood house to have a Norfolk latch, and good stock lock, the privies to have a Norfolk latch and small bolt.

NOTE—In hanging external doors to open outwards for economy of space, care should be taken to use strong strap hinges, and a stop should be fixed to prevent the door from being strained or damaged by the wind.

PIGGERY DOORS. The Piggery doors to be of 1½ inch deal, bolted together with ½ inch iron screw bolts, hung with wrought iron strap hinges and hooks, with proper hook and bolt stones for same, provided with small barrel bolts and deal capping on top of door.



NOTE.—The usual pigsty doors with ledges are not sufficiently strong, and not suited to the purpose. A deal door having two bolts through it as above described, and shewn by marginal sketch, is the most durable, the capping on top should be sheeted with iron; *a*, shews the half inch wrought iron bolt; *b*, the door; *c*, the piggery yard wall; *d*, the hook stones for the hinges, and *e*, the bolt stone.

STOPS TO CASEMENTS. All the casement frames to have bold deal moldings round same, similar to those round doors.

NOTE.—These mouldings should be what are known as steam struck, or machine made. They should be fixed in all plastered rooms; but may be omitted in parts not plastered. The linings in these latter places being beaded instead.

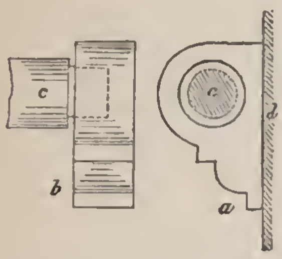
LININGS TO WINDOWS. Put small 1 inch deal tongued linings to all windows and doors, with 1¼ inch deal tongued, and rounded window boards, having returned rounded ends.

NOTE.—The linings round doors and windows in parts not plastered may be omitted; a splayed brick jamb will form a suitable finish at less cost.

SHELVING. Fit up on proper fillets 1¼ inch deal shelves over dwarf cupboards in living rooms, as shewn on sections.

DWARF CUPBOARDS. Form dwarf cupboards each side of fireplace in living-room, with 1¼ inch deal rounded tops, 1¼ inch square framed doors, hung with butt hinges, and fitted with cupboard locks and knob turnbuckles. Put 1 inch deal shelf to each, and small deal chamfered skirting round top 3 inches by ¾ inches.

PLATE RACK, &c. Provide and fix a strong deal plate rack and towel roller to each scullery. Provide and fix three galvanized iron meat hooks in ceiling of each pantry.



NOTE.—Plate racks are useful, and should be placed over or near the sink; the marginal sketch shews the kind of towel roller, which should be about 20 inches long, and fixed on the scullery doors. *a*, Shews profile of bracket; *b*, elevation of bracket; *c*, the towel roller; *d*, the face of door.

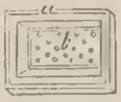
PRIVY SEATS. Fit up privies as shewn, with 1 inch deal rounded seat and riser on strong bearers, with two holes cut and dished to each privy for children and adults, with proper hard wood covers and piece of deal skirting round same.

SKIRTINGS. Put deal chamfered skirtings 3 inches by ¾ inch to all deal floors, secured to proper grounds and backings.

NOTE.—Where economy is necessary, a bevelled fillet will answer the purpose of a skirting board for chamber floor of Cottages.

Ventilating Frames.

Put a small deal frame about 9 inches by 6 inches, filled in with perforated zinc over each bedroom door with proper linings and small moldings complete. Put a proper hinged frame with linings and moldings complete in ceiling of each staircase perforated with holes, which will also be used as an access to roof.



Note.—These frames should be fixed over the bedroom doors, close to the ceiling; they are of much service in assisting to keep the apartments well ventilated. The one in staircase ceiling, besides forming an access to roof, serves as an escape for foul air. The marginal sketch shews the kind of frames, *a* shews the frame having small molding round to finish plaster; *b*, the perforated zinc. The Cottagers ought not to block them up.

PLASTERER.

Limewhiting and Rendering.

Twice limewhite walls of privies, pantries, fuel stores, and sculleries; the brickwork in the sculleries and pantries to be struck fair joint as the work proceeds. Render, float, set and twice colour all remaining walls.

Note.—Many Cottages are not plastered, the brickwork being simply coloured; this makes a clean and wholesome dwelling, the colouring being easily renewed, but it does not look cheerful. I think the living rooms and bedrooms ought to be plastered and coloured; wall papers should not be used, as in their renewal the old paper is seldom stripped off, thus forming a harbour for vermin, colouring on plaster can be renewed at any time at much less cost than renewing cheap wall papers.

Ceilings.

Lath, plaster, float, set and twice whiten all ceilings throughout, including soffit of stair over pantries. The part of ceiling over coppers in sculleries to be rendered in Portland cement.

Note.—Finishing in Portland cement the part of ceiling immediately over the copper, will prevent the steam of washing coppers damaging the plaster.

Partitions.

Lath, plaster, float, set and twice colour partitions.

Cement Angles, &c.

The angles at chimney breasts, and elsewhere, to be finished with cement. Run a cement flush beaded skirting 4 inches high to living rooms and entrance porches.

Note.—All angles should be finished with cement or other hard material, and cement skirtings worked flush with the face of plaster are more durable than those projecting, and less liable to be damaged by furniture, &c.

SMITH AND PLUMBER.

Eaves, Gutters, and Down Pipes.

Provide and fix to all dripping eaves (out-buildings excepted) 4 inch cast iron eaves gutters, secured with strong clips and screws to feet of rafters, having 3 inch cast iron down pipes securely fixed clear of wall, with proper clips. Put cistern heads of approved pattern where necessary, with swan neck offsets to gutter and connection with drain pipe. The whole to receive two coats of red lead oil paint before being fixed, and one coat afterwards.

Note.—The cistern heads should be fitted with perforated zinc tops inside to prevent obstruction. It is also important that the iron work should have two coats of red lead oil paint before being fixed.

RANGES, &C. Provide and fix strong cottage ranges, similar to those used in the locality, to be approved of by the architect, and small grates to bedrooms, with cast iron jambs, mantel, and shelf complete; prime cost value about 14s. each. The sculleries having fireplaces to have strong wrought iron front and bottom bars to form grates built into fire clay and fire brick, having fire brick backs.

NOTE.—It is hardly necessary to recommend any particular kind of cottage range for general use, as nearly every locality uses a different sort, and in some parts where wood instead of coal is consumed ranges are seldom used. The small cast iron grates for bedrooms are neat and durable; some years ago their prime cost value was about 9s.; but owing to the increased rate of iron they cost at present about 14s. or 15s. each; small fireplaces in the sculleries are of much service in summer weather.

GUTTERS, &C. Lay all gutters with 7lb. lead, average 9 inches wide, and turned 8 inches up the tiles, having drips, cesspools, and small piece of lead pipe to connect with down pipe. All the flashings to dormers, chimney stacks, &c., to be of 5lb. lead.

NOTE.—Gutters should not be formed with lead weighing less than 7lb. to the superficial foot, the cesspool holes should be covered over with perforated zinc to prevent obstruction, lead flashings are required where roofs abut against chimneys or other brickwork. Cement flashings may be used instead; but great care should be taken to dress them properly over the tiles or slates, otherwise the wet will penetrate.

PUMPS. Provide and fix on top of each sink, as shewn, one of Messrs. Warners' cast iron lift pumps, or other approved quality, prime cost value about 32s. each, with length of lead suction pipe to rain water tank complete.

NOTE.—These pumps used to cost about 24s. each; but I fear like other materials they have risen in price to about 30s. or 32s. The suction pipe may be of galvanized iron. The tank should not be far removed from the pumps, as the suction pipe does not work so well at a distance. If the pump is not used for some days the leather sucker contracts, a little water should be poured down, and allowed to remain for some time to cause the sucker to expand before using the pump.

CHIMNEY BAR TO ARCHES AND PIG TROUGHS. Put a piece of strong wrought-iron chimney bar 2½ inches by ½ inch to soffit of arches of front entrance doors, where the arches have not sufficient abutment, and to windows in dormers at front and back of Cottages, with the ends well turned up the skewback of arches. Provide small cast-iron troughs to piggery courts.

NOTE.—Care should be taken not to omit these chimney bars, otherwise the arches not having sufficient abutment will not remain in position. The cast-iron pig troughs should be galvanized.

PAINTER.

All the external and internal wood, iron, and other works usually painted, to be primed, prepared, and painted three times, in addition with best oil-colour; the outside woodwork to be finished a dark chocolate colour; internal woodwork, a stone colour. The finishing tints to be approved of by the architect. The iron-work to be finished black. The glass to be left clean and perfect.

NOTE.—A rich chocolate tint will be found most durable for outside painting; it should not be too dark to attract the sun. Staining and varnishing looks very well for internal woodwork, but it is not so servicable as oil paint. Care should be taken in selecting the wood for joiner's work, when intended to be stained and varnished.

END OF SPECIFICATION.

PART II.

ENTRANCE LODGES, ENTRANCE GATES, AND BRIDGE.

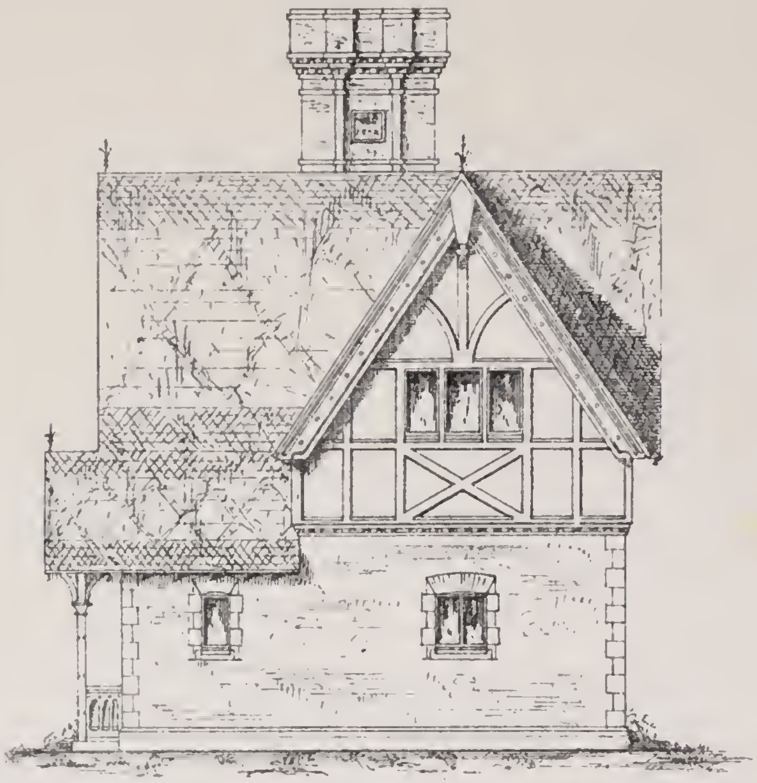
The Lodge and Park Entrance afford excellent opportunity for displaying good design, and ought to be made a picturesque and pleasing feature. The character and general appearance of this building frequently exhibits the taste of the proprietor.

Some are made much too large and lofty, looking more like small villas, designed in the most objectionable taste, while others appear as if they were the design of some village carpenter; indeed some gentlemen think these and similar buildings may be safely left to the architectural taste and ability of the bailiff and wheelwright. The external appearance of the lodge, like all other buildings, should be designed to indicate its purpose, and be consistent in character and design with the dignity and grandeur of the residence or mansion to which it belongs.

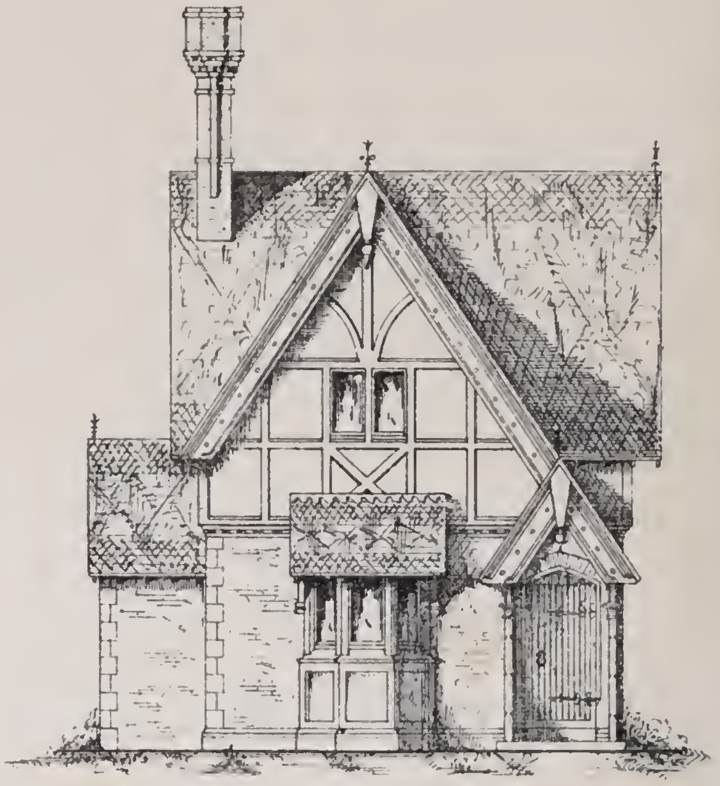
Lodges with the whole accommodation on the ground floor generally look best, in my opinion, but this cannot always be obtained; as when a living room, scullery, and three bedrooms are required, the building spreads too much on the ground for the general appearance of a lodge, and unless some planting is made to conceal a portion of it, the effect is not quite so satisfactory as one would expect. Those lodges having whole or part of the bedrooms upstairs should be kept as low and unpretending as possible. Some with two or three bedrooms—one on the ground floor, the others rising out of the roof over the centre of the entrance porch—look exceedingly picturesque from nearly every point of view, if well designed and boldly detailed, for it is to the design and detail we must look for the effect. The outbuildings are better not to be detached from the lodge, unless they can be hidden by planting, and the small yard or space for drying clothes should also be concealed by planting, if possible. The lodge ought always to be situate a considerable distance from the house, placed at a spot affording the most convenient and picturesque approach to the mansion, so as to shew the park and grounds to the greatest advantage. The entrance would be more convenient, and look even more handsome if the approach road were widened at the gates, in order to form a gravel space in front of the lodge like that at Park Hill; this space will be found useful as well as ornamental in driving in and out. In most cases, the position of the carriage drive with the public road, the necessity of obtaining a proper view of the carriage drive and high road, and if possible securing a South and West aspect to living room, will determine the position of the building. An example of this may be seen by referring to Plate No. XVIII., where the sitting room of the lodge commands a view of the road in nearly every direction. The entrance door of a lodge should not be too far removed from the gate, rather within easy distance, and the level of the ground floor of the building ought never to be more than 18 inches at the most above the crown of the approach road, unless the site is a peculiar one; as this description of building seldom looks well if too high.

If a background of trees can be obtained behind those parts of the building that do not look towards the high road and carriage drive, the appearance would be greatly improved. The character of the architecture should be in keeping with the house or mansion, and agree with the trees and surrounding landscape, so as to make a pleasing and effective picture.

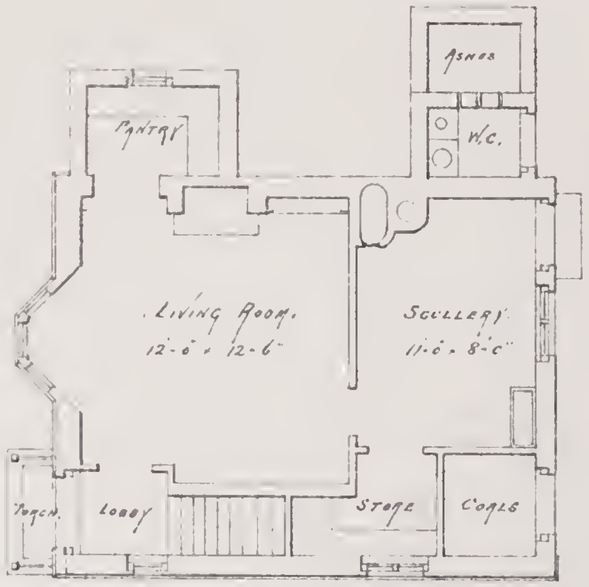
PLATE Nº 15.



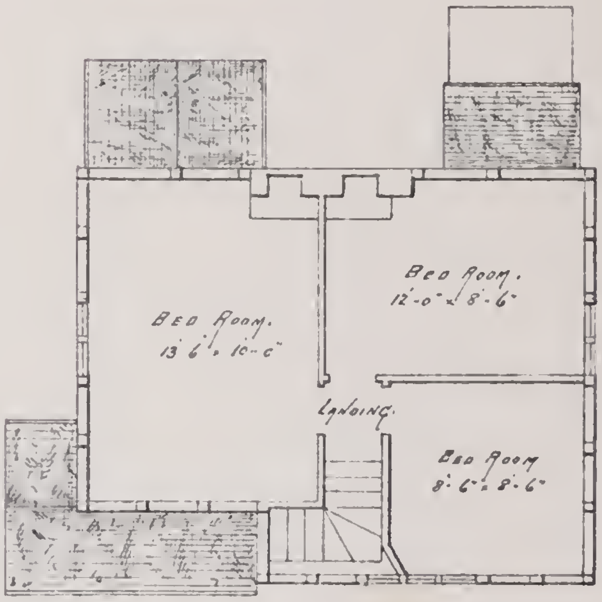
ELEVATION TO PUBLIC ROAD.



ELEVATION TO CARRIAGE DRIVE.



GROUND PLAN.



CHAMBER PLAN.

Nº John Street, Adelphi. W.C.

John Birch
Archt.

Plate No. XV.

ENTRANCE LODGE erected at Cassiobury Park, near Watford, Hertfordshire, the seat of The Right Honourable The Earl of Essex.

This drawing shews a new lodge recently erected at one of the entrances to Cassiobury Park. It has been built of neatly pointed random coursed flint work, having angles, jambs, and arches to doors and windows, of picked red bricks, with red brick chimney head. The chamber floor is finished with half timbered work, filled in with brick and plastered, as shewn by the views, and the roofs have been covered with ornamental tiling, laid to pleasing patterns. The roofs have projecting eaves and gables, with bold molded barge boards, and the bow window and entrance porch have been neatly executed in oak and deal.

The various kinds of materials used in the construction of this building has helped to produce a pleasing contrast, and rendered the whole, including the entrance gates and fences, picturesque and effective.

The total cost, including gates and fences, is supposed to have been about £300.

A similar lodge, with some modification in the plans and external appearance, has been erected by the author at Frenchay, near Bristol, the seat of William Tanner, Esq. The ground floor of the building was constructed of random coursed rubble work with Bath stone dressings, the chamber floor being in half timbered work, similar to the last, and the roofs covered with Staffordshire tiling.

The accepted estimate amounted to £243, exclusive of gates and fence walls,

A similar lodge, with some slight alteration, has also been erected by the author at Lewins, near Edenbridge, Kent, the seat of Thomas C. Dounie, Esq. The building is constructed of brick, the chamber floor being weather tiled, and the roof finished with ornamental tiling.

The cost complete did not exceed £199, exclusive of the entrance gates and fence walls.

Plate No. XVI.

ENTRANCE LODGE erected at Parkhill, near Rotherham, Yorkshire, the seat of COLONEL JOHN ST. LEGER.

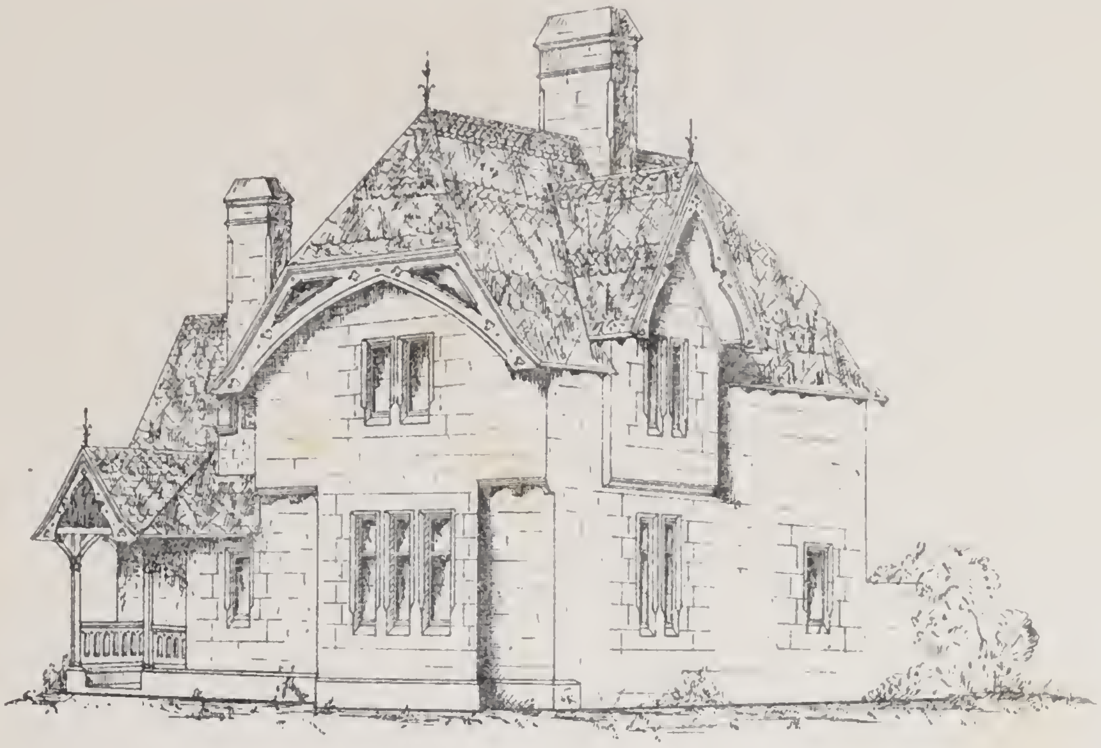
This Lodge was erected a few years ago when a new approach road was formed, and a Stone Bridge built from the Author's designs. *See* Plate No. XXIA.

The building is conspicuously situated at the junction of several high roads. The Entrance Gates constructed of oak and iron, shewn on Plate XXI., and the circular wing walls, built of stone, and finished on top with iron railing, made to a large sweep in order to form a convenient entrance for driving in, are of an elaborate and handsome character.

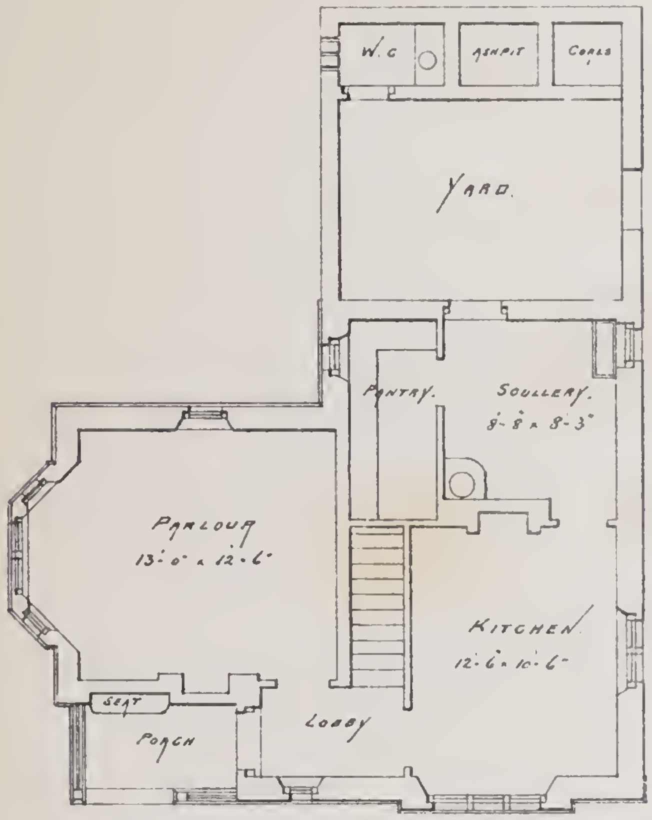
The Lodge has been built with Magnesium lime stone from the well-known Roche Abbey quarries, executed in random coursed rock work, with all the moldings and dressings round doors and windows neatly tooled; the roofs are covered with ornamental Brosely tiles in pleasing patterns. All the roofs have projecting eaves and gables, finished with handsome ornamental barge boards, and the entrance porch is neatly formed in timber work with open roof.

The cost of erecting this Lodge amounted to upwards of £400, and the oak gates, piers, fence walls, and iron railings to upwards of £140.

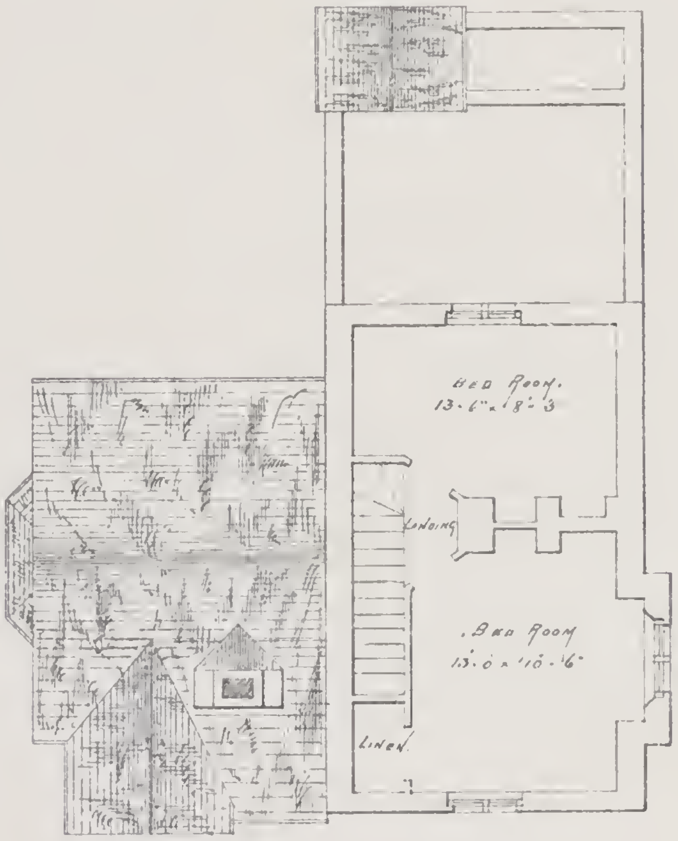
PLATE No 16.



VIEW TO CARRIAGE DRIVE.



GROUND PLAN.

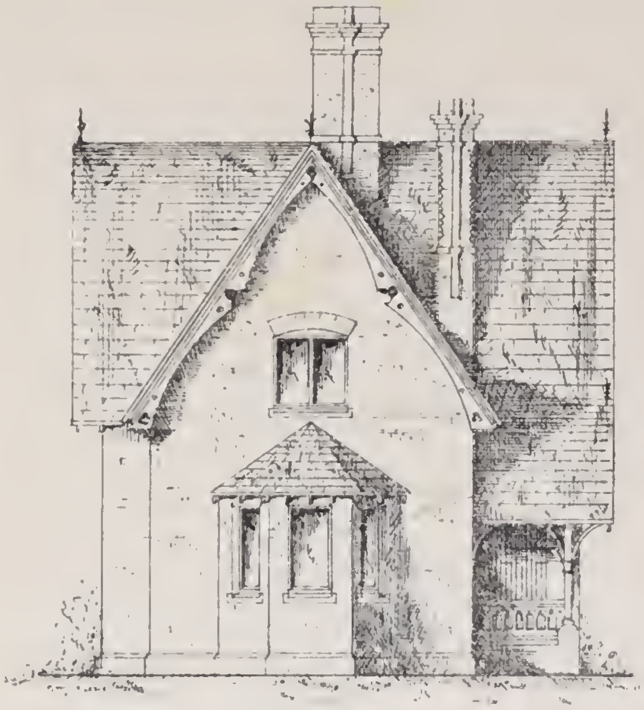


CHAMBER PLAN.

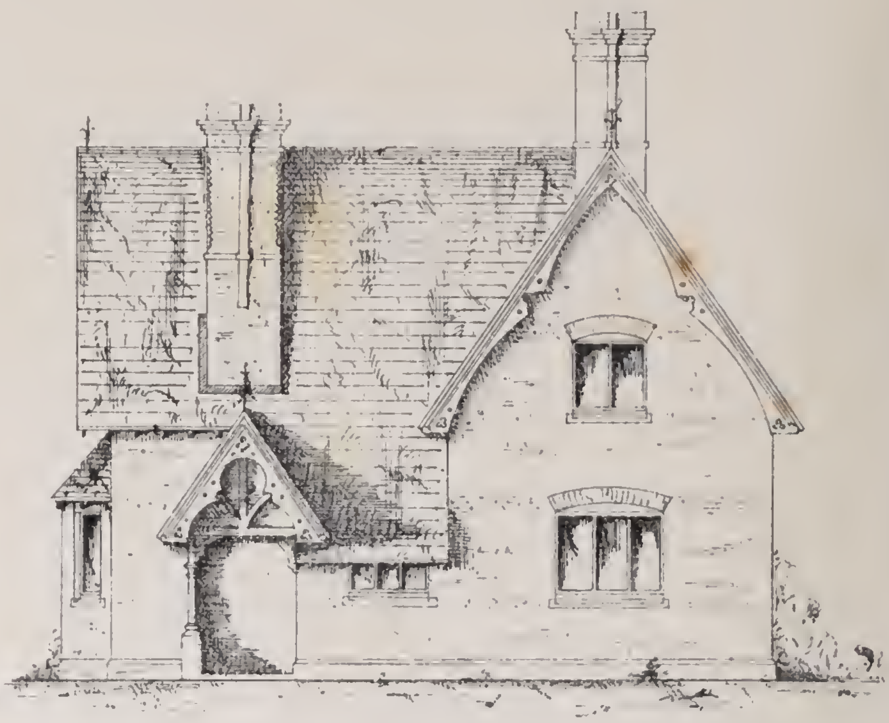
No 9 John Street. Adelphi. W C.

Jno Birch
Archt.

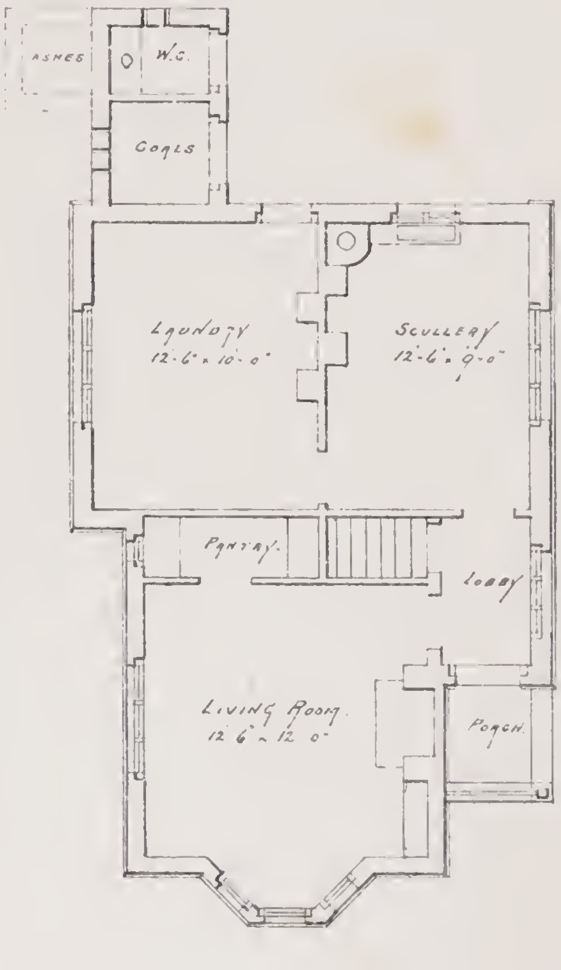
.PLATE No 17.



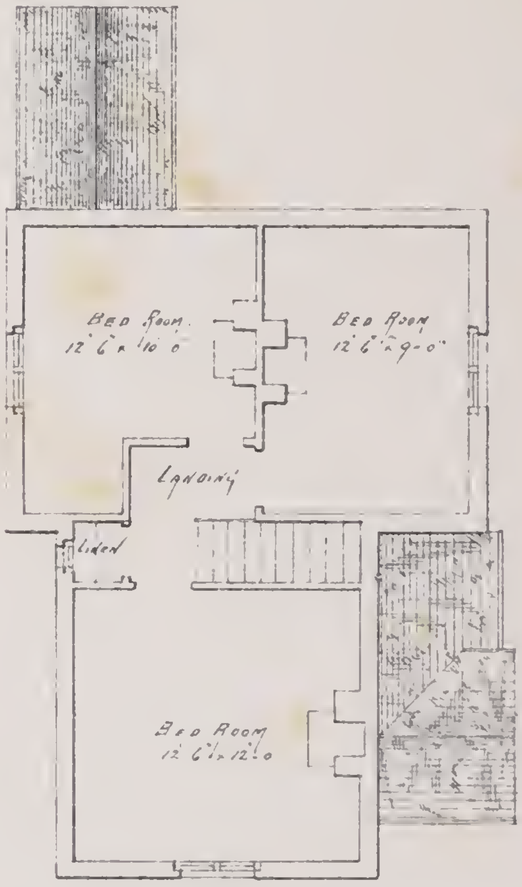
.VIEW TO CARRIAGE DRIVE.



.VIEW TO PUBLIC ROAD.



.GROUND PLAN.



.CHAMBER PLAN.

No 9 John Street Adelphi W.C.

John Birch
Archt

Plate No. XVII.

ENTRANCE LODGE erected at Down Hall, near Harlow, Essex, the seat of SIR HENRY SELWIN IBBETSON, BART., M.P.

This Lodge, with an appropriate entrance and gates, was erected a few years ago. It is pleasantly situated at the end of a fine avenue, forming one of the principal approaches to the hall, the handsome belt of trees serving as an appropriate background to the building, and adding to the general effect.

The Lodge has been executed with Cambridge white bricks, and the roofs are covered with Huntingdonshire ornamental tiles. The gables and eaves project boldly, and are finished with ornamental barge boards, and the porch is executed in timber work, with an open timber roof.

The cost of erecting this Lodge, including a well, tank, drainage, fixtures, and fittings complete, was upwards of £330.

The entrance gates, fence, walls, piers, and iron work, cost about £90. See drawing No. XX.

Scale, one inch equals ten feet.

Plate No. XVIII.

ENTRANCE LODGE erected at Rowfant, near Crawley, Sussex, the seat of Sir Curtis Miranda Lampson, Bart.

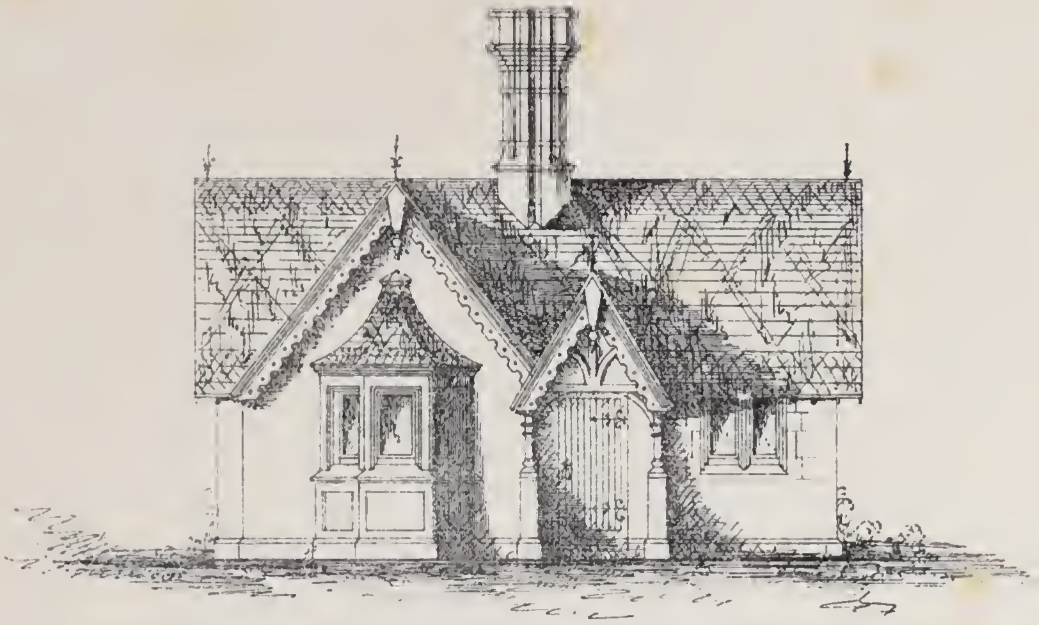
This Lodge has been recently erected at the end of the new carriage drive, adjoining the Public Road leading to the Three Bridges Railway Station. It has been built with local bricks, having Portland stone dressings to doors and windows. The roofs are covered with ornamental tiling, and all the external woodwork is executed with well seasoned English oak. The windows are filled in with wrought iron casements, and lead quarry lights, and the material and workmanship are of an elaborate and durable character. The entrance gates erected for this lodge are shewn on Plate No. XX.

The cost of building, including well, tank, drainage, &c., complete, amounted to about £465.

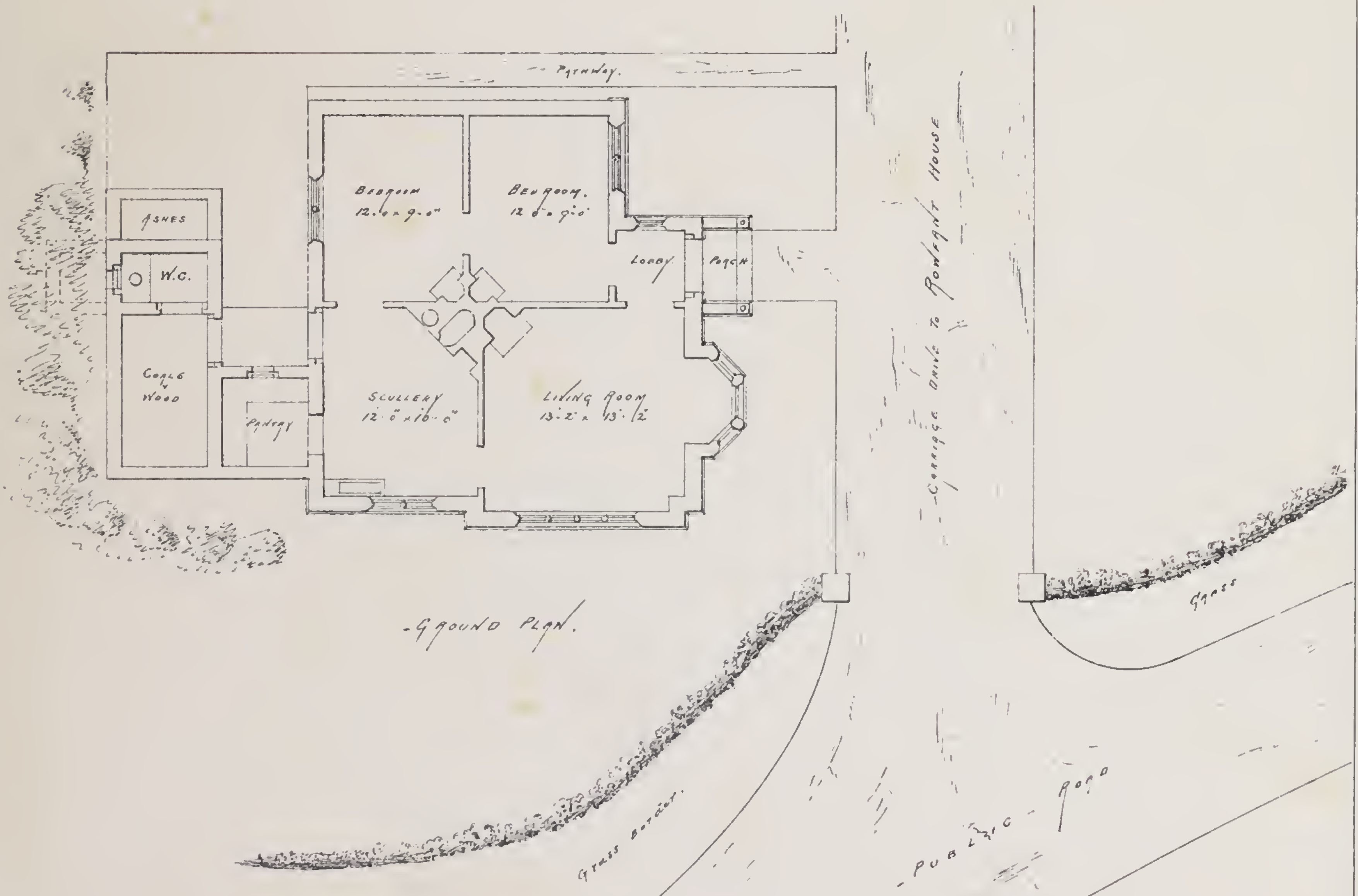
The cost of the oak gates, piers, and iron work, was about £48. See drawing No. XX.

Scale, $\frac{7}{8}$-ths of an inch to 10 feet.

PLATE No 18.



ELEVATION to CARRIAGE DRIVE

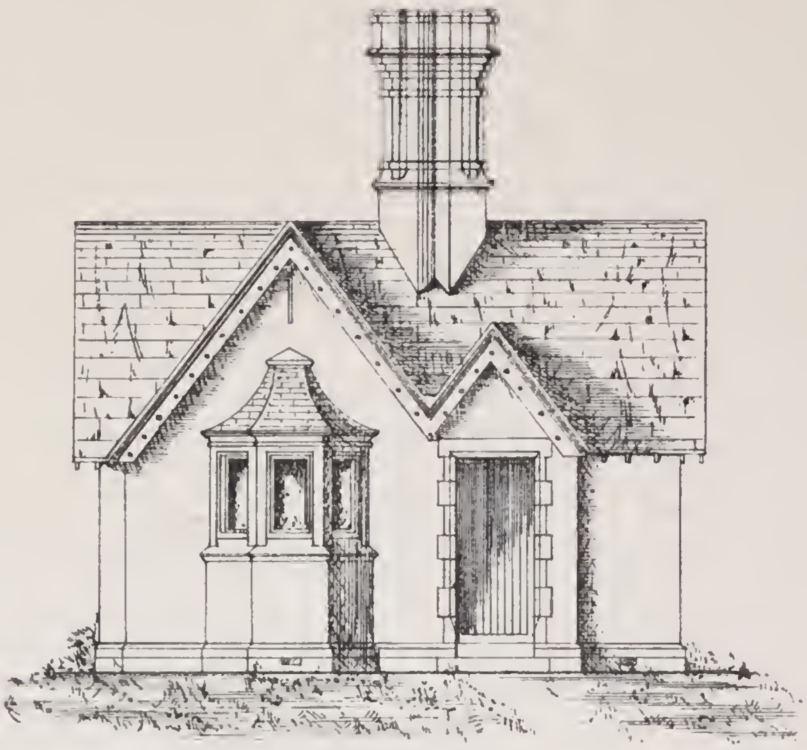


GROUND PLAN.

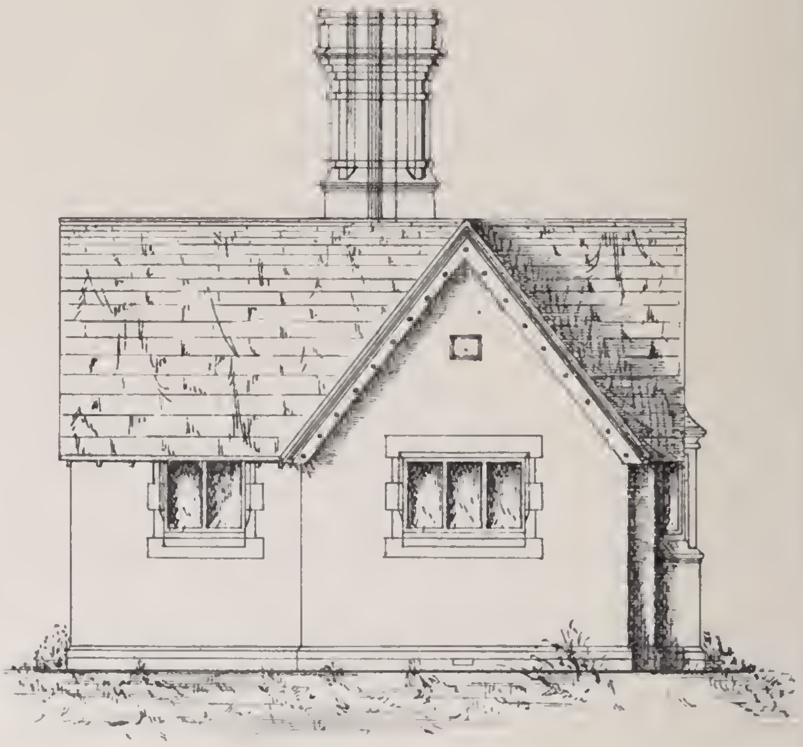
J. Birch Archt

[illegible]

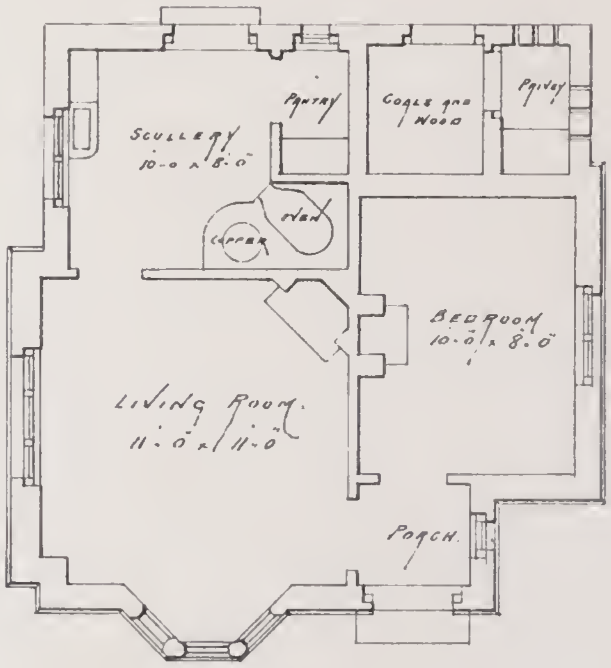
PLATE No. 18a



ELEVATION TO DRIVE.



ELEVATION TO PUBLIC ROAD.



GROUND PLAN.

No. 9 John Street, Adelphi, W.C.

John Birch Archt.

Plate No. XVIIIa.

ENTRANCE LODGE built at Upton, near Didcot, for NATHANIEL HUMFREY, ESQ.

This drawing shews a small and inexpensive Lodge, recently built at Upton, Berkshire, for the new residence shewn on Plates XL. to XLII. It is constructed with red bricks neatly pointed with black mortar to correspond with the house, having Bath stone dressings round doors, windows, and bow, and the roof is covered with Staffordshire ornamental tiling.

In this design all the accommodation is provided under one roof, without having any lean to, or detached outbuildings. It is intended to plant round the rear of the building, reserving a small space to be used for a drying yard.

The accepted estimate for erecting this Lodge, exclusive of entrance gates and piers, amounted to £166.

Scale, $1\frac{1}{4}$-inch to 10 feet.

Plate No. XIX.

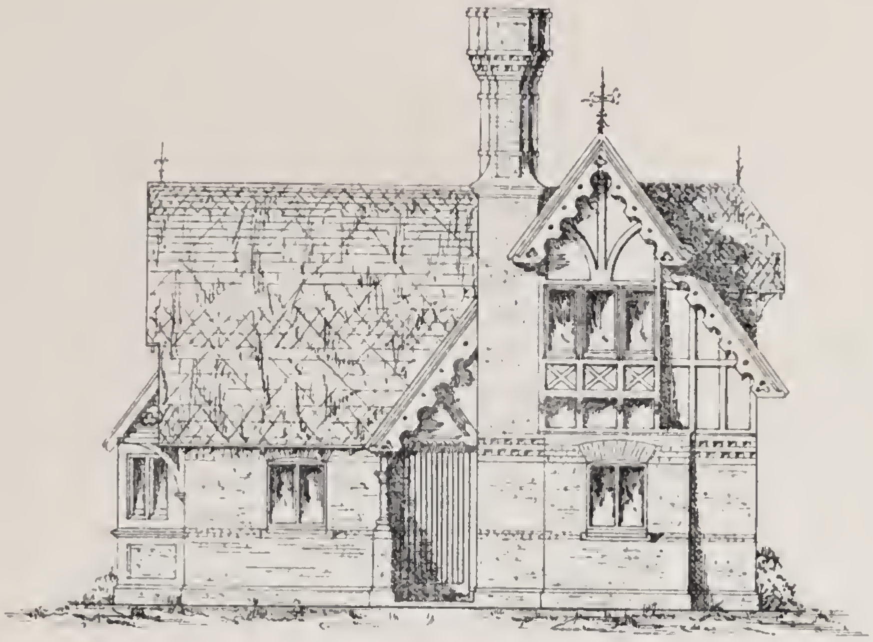
ENTRANCE LODGE proposed to be erected at Davyhulme Hall, near Manchester, the Seat of R. H. NORREYS, ESQ.

It is intended to erect this Lodge with red brick, finished on the Chamber floor with half-timbered work similar to the Lodge at Cassiobury Park, shewn on Plate No. XV. From the general treatment and irregularity of outline, the peculiar character of the angular window, the projecting window of bedroom, the chimney head and the open porch, a quaint and old-fashioned effect is desired.

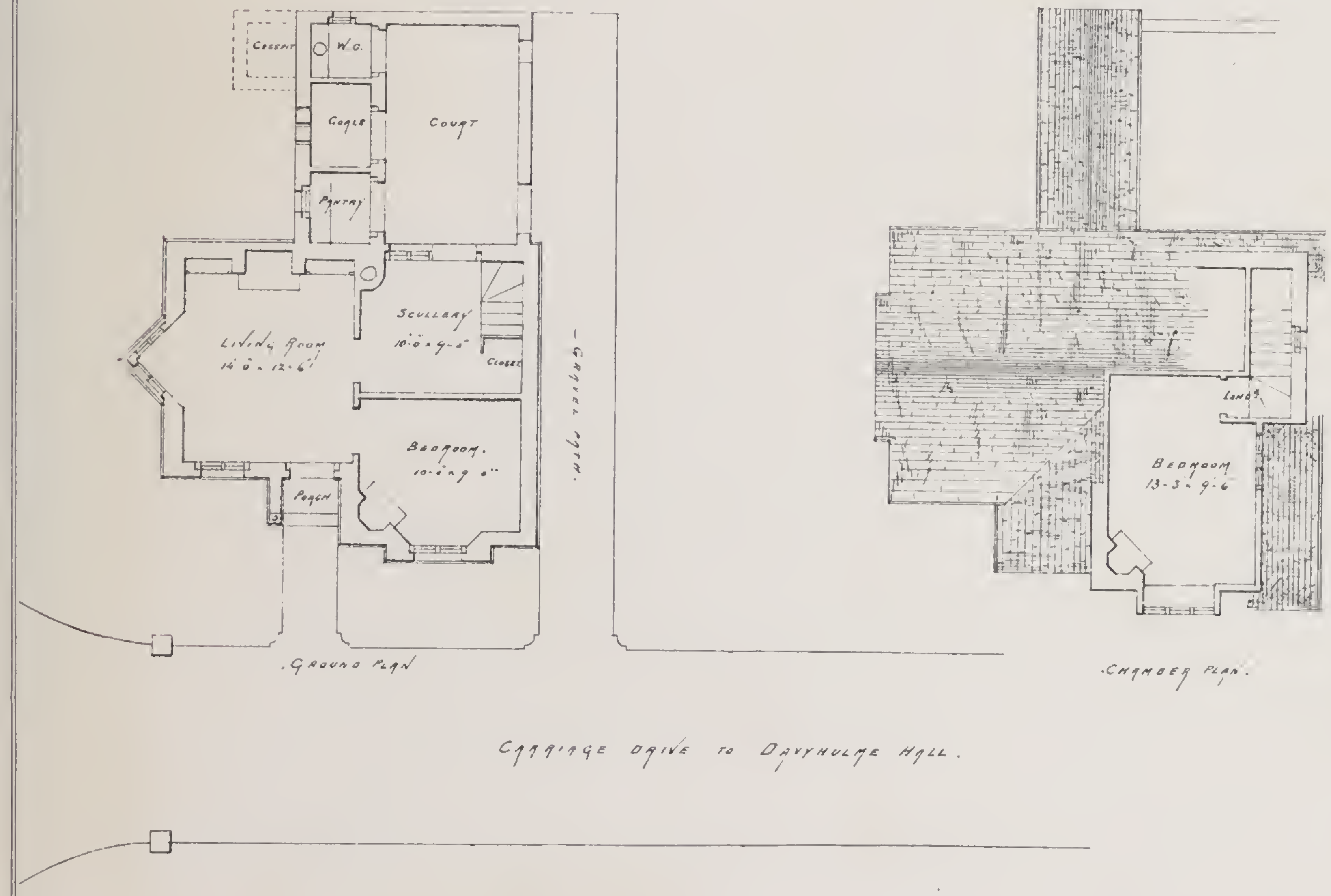
The cost of this Lodge, exclusive of the entrance gates and piers, will be about £350.

Scale, ⅞-ths of an inch to 10 feet.

PLATE No 19.



– ELEVATION TO CARRIAGE DRIVE –



GROUND PLAN

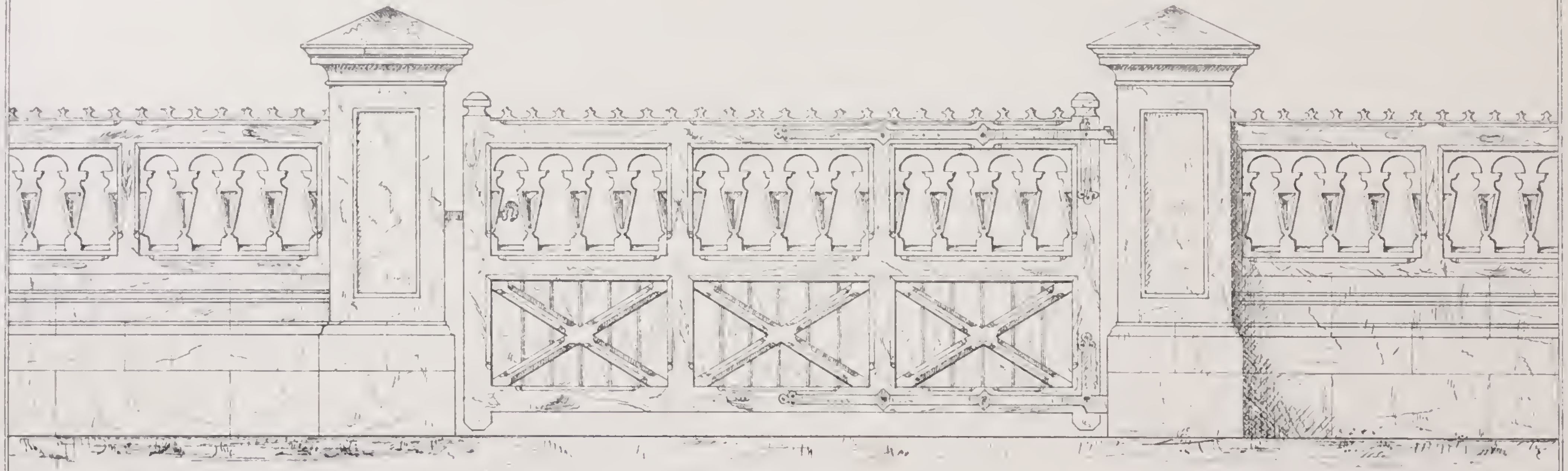
CHAMBER PLAN

CARRIAGE DRIVE TO DAVYHULME HALL.

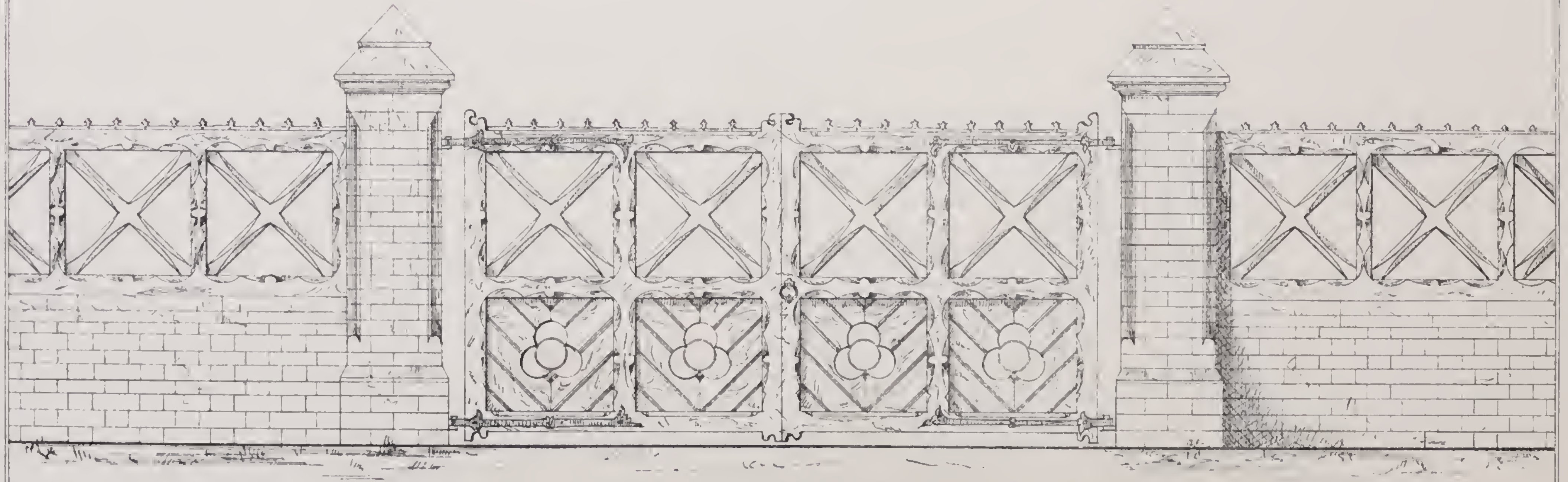
No 9 John Street Adelphi W.C.

Birch Archt

. PLATE No 20.



— ENTRANCE GATE — ROWFANT —

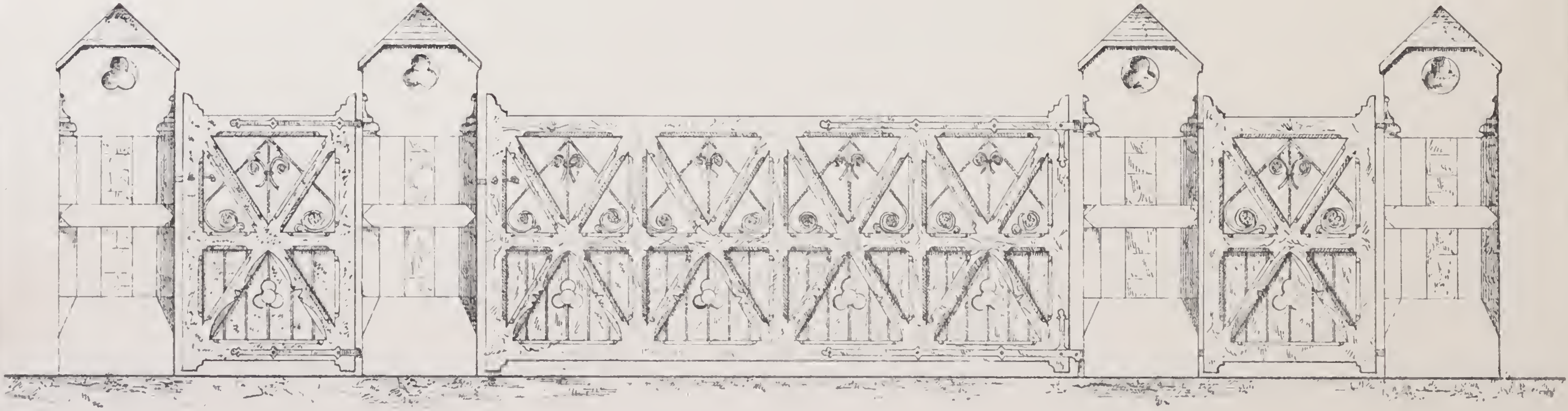


— ENTRANCE GATE DOWN HALL —

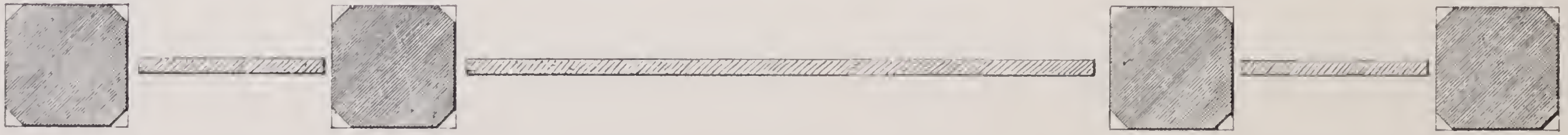
No 9 John Street Adelphi, W.C.

John Birch
Archt

– PLATE No 21 –



– ENTRANCE GATE   PARK HILL –



PLAN OF ENTRANCE GATE

No 9 John Street, Adelphi W.C.

J Birch archt

Plates Nos. XX. and XXI.

ENTRANCE GATES erected at Rowfant, Down Hall, and Park Hill.

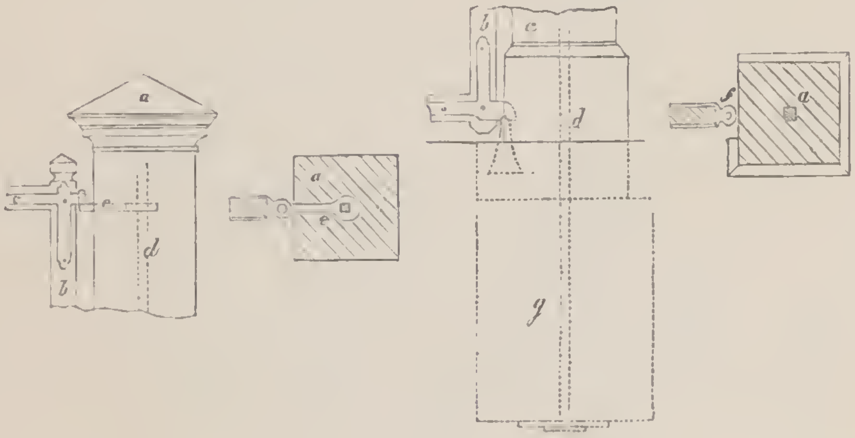
These drawings shew to a large scale the entrance gates and wing-walls erected at the above-mentioned Lodges. At Park Hill, the small gate on the right hand is a fixed one, being made to balance the gate on the left hand side. In each case the workmanship and materials used are of a superior description, and correspond with the Lodge buildings.

For the cost of these gates, &c., see the description of the Lodges.

Large entrance gates when not properly hung, soon become troublesome and inconvenient, as they are certain to drop down at the point where the gate shuts if sufficient strength is not provided at the hanging post.

The large gates at Park Hill and Rowfant, are heavy and massive, having a considerable portion of oak and iron in their construction, yet they work with the greatest of freedom, and retain their position.

The best method of hanging large gates is to connect the hook which holds the top hinge to an iron rod built in the centre of the pier, this will keep the gate in its proper place, the bottom hinge should work on a pivot let into a stone also connected with the pier, the accompanying woodcut shews this principle.



A shews the gate pier, *b* hanging stile of gate, *c* gate hinge, *d* iron rod built into pier, *e* iron hook to receive gate hinge made to slip over iron bar *d*; *f* pivot and bottom hinge of gate, the pivot should be of steel or gun-metal, and the cup of the hinge which fits on pivot should be bushed with steel or gun metal; *g* shews foundations of pier, with the iron bar extending to the bottom. The right-hand side of the woodcut shews plan and elevation of portion of pier. The diagram on the left-hand side shews plan and elevation of the top portion of pier.

Scale, $\frac{3}{8}$-ths of an inch to the foot.

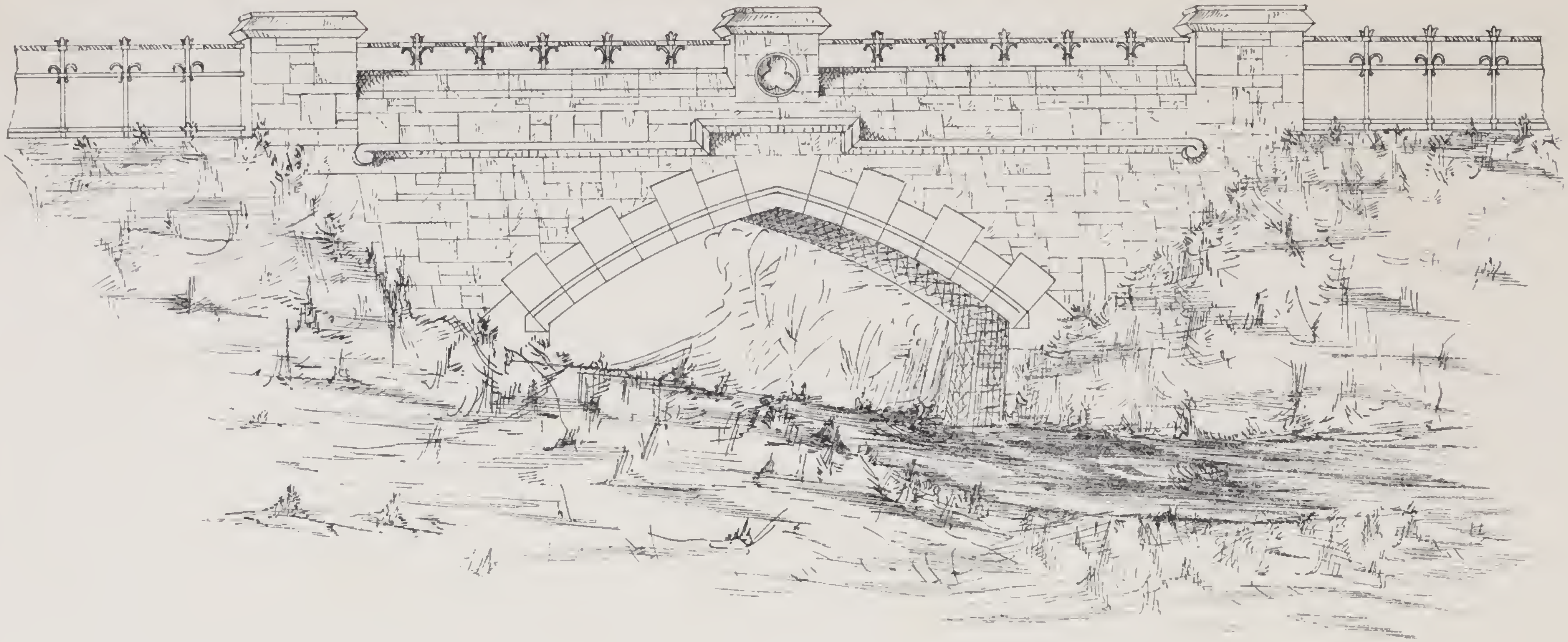
Plate No. XXIa.

BRIDGE erected at Parkhill, near Rotherham, the Seat of COLONEL ST. LEGER.

When the new Approach Road was made some few years ago, this Bridge was erected from the author's designs. It has been built of Roche Abbey stone to correspond with the Entrance Lodge shewn on Plate No. XVI. The workmanship and materials employed correspond in every respect with the Lodge and Entrance.

END OF PART II.

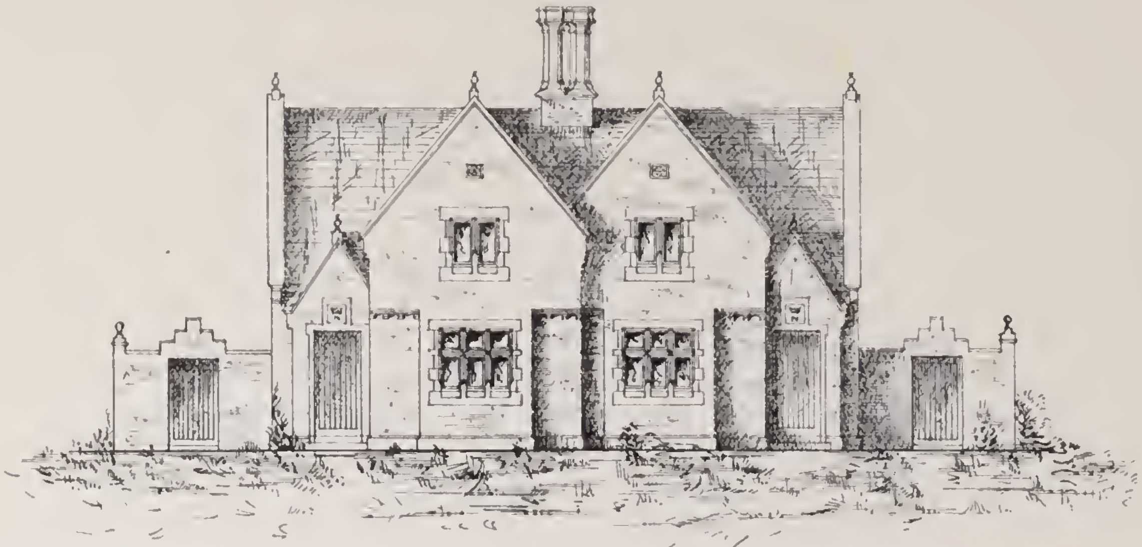
PLATE No 21.A.



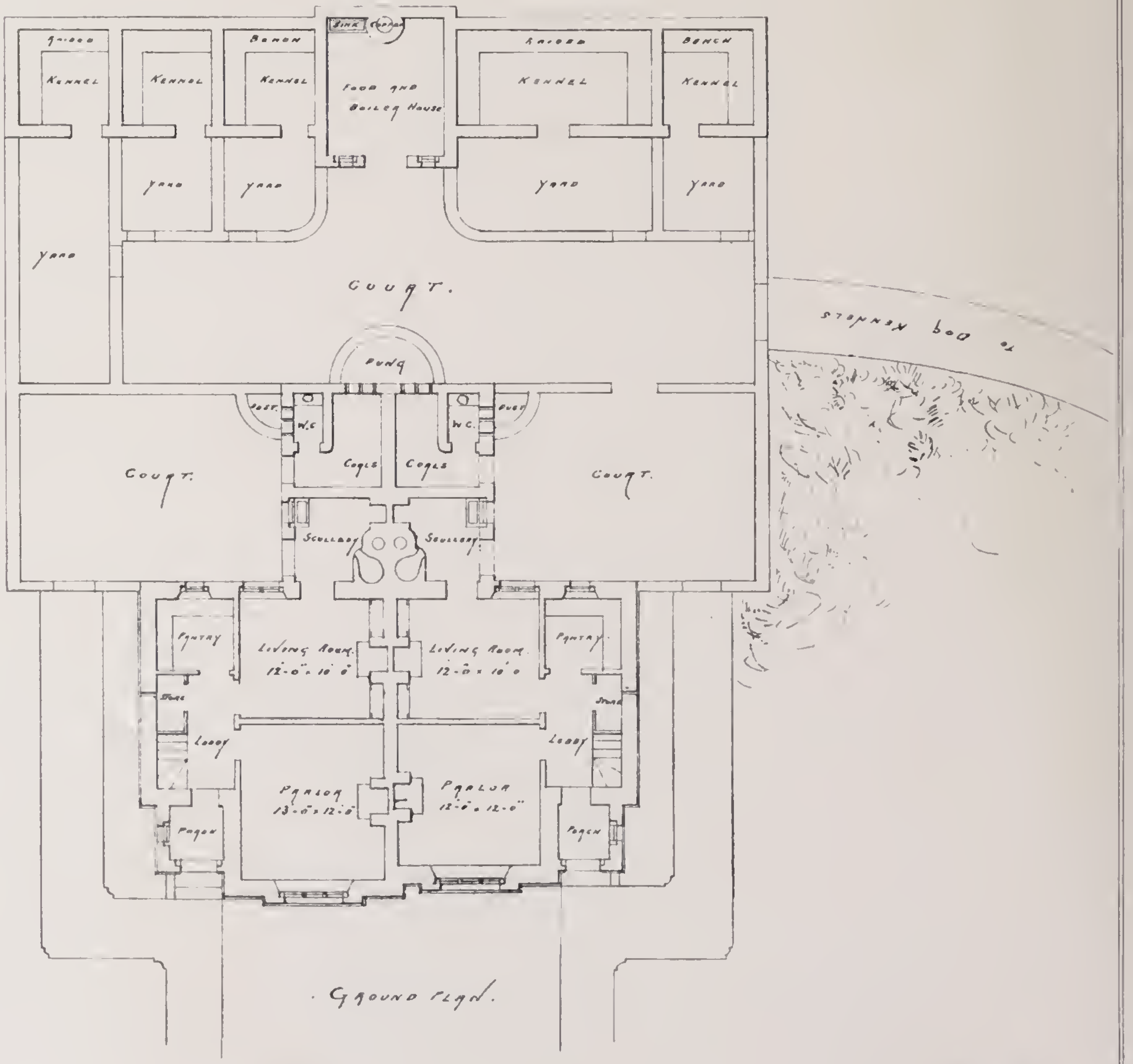
BRIDGE. AT PARKHILL NEAR ROTHERHAM.
THE SEAT OF COL. St LEGER.

No 9 John Street Adelphi, W.C.

PLATE No 22.



FRONT VIEW.



GROUND PLAN.

No 4 John Street, Adelphi, W.C.

J. Birch
Architect

PART III.

Plate No. XXII.

DESIGN FOR GARDENER'S LODGE, KEEPER'S LODGE, and KENNELS.

This design for a Semi-detached Building is intended to be built in the vicinity of a nobleman's park. The right hand side of the plan shews a suitable residence for a Gamekeeper, with outbuildings, dog kennels, yards, food and boiling house in the rear; and on the left hand side a house for an Under Bailiff or Gardener. Each dwelling is provided with three well-proportioned bedrooms up-stairs.

The most effective materials for constructing this design would be good red brick, with stone dressings, and Staffordshire tiling for the roofs, or the external walls may be executed in neatly random coursed rubble work, pointed with black mortar, having tooled local stone dressings to doors, windows, &c. The design would also look picturesque if the front and side gables, above the chamber floor level, were executed in half timbered work, after the style of Plate 31.

The estimated cost of erecting this design, including kennels, yard walls, &c.; would be about £750.

Scale 16 feet to an inch.

Plate No. XXIII.

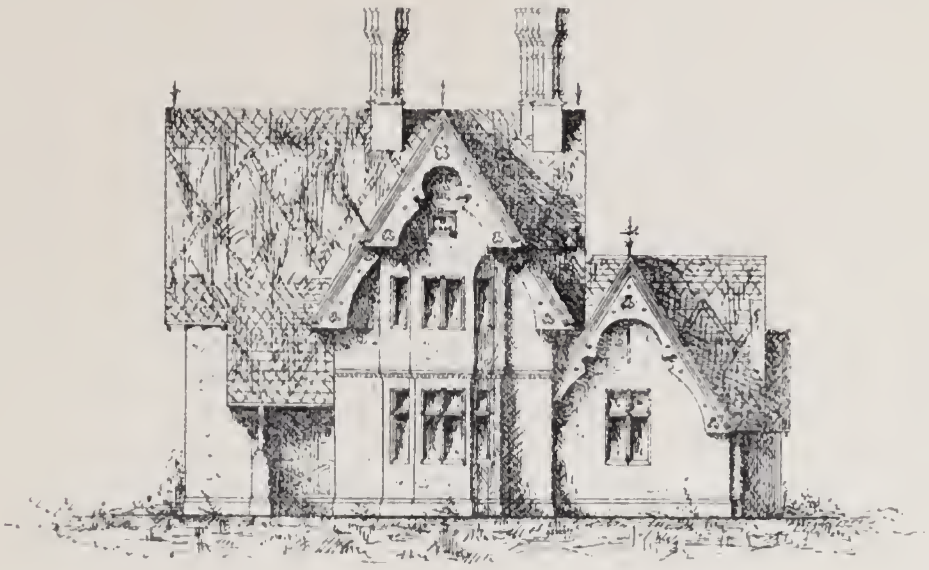
GARDENER'S LODGE, proposed to be erected at Baron Hill, Beaumaris, the seat of Sir Richard Williams Bulkeley, Bart.

This design, prepared for Sir Richard Bulkeley, was proposed to be built on a site adjoining the gardens, at Baron Hill, as a residence for the Head Gardener, and is a superior kind of building for the purpose. The material intended to be used was the local rubble stone on the property, finished with neatly tooled stone dressings to doors, windows, and angles; the external face of the walls being intended to be finished in rough cast, and the roofs covered with ornamental Welsh slating.

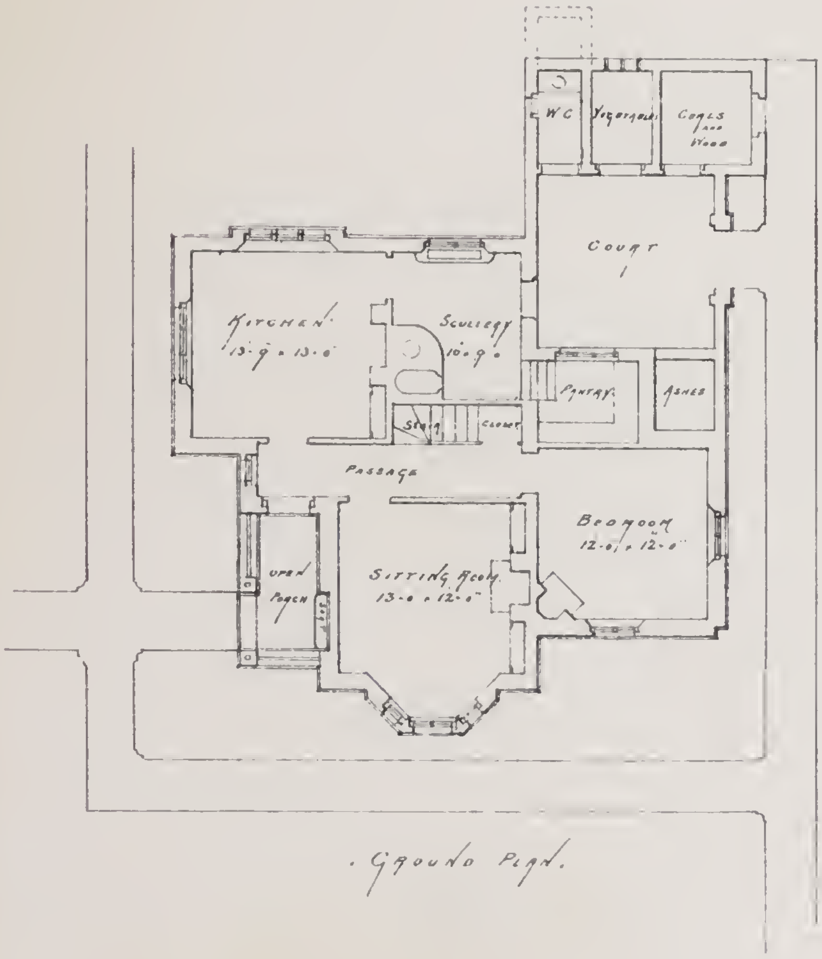
The estimated cost of this building, including offices, yard walls, &c., would be about £450.

Scale 16 feet to an inch.

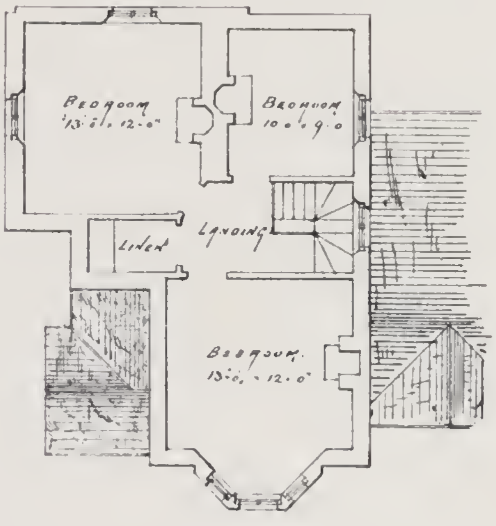
PLATE No 23.



ELEVATION.



GROUND PLAN.

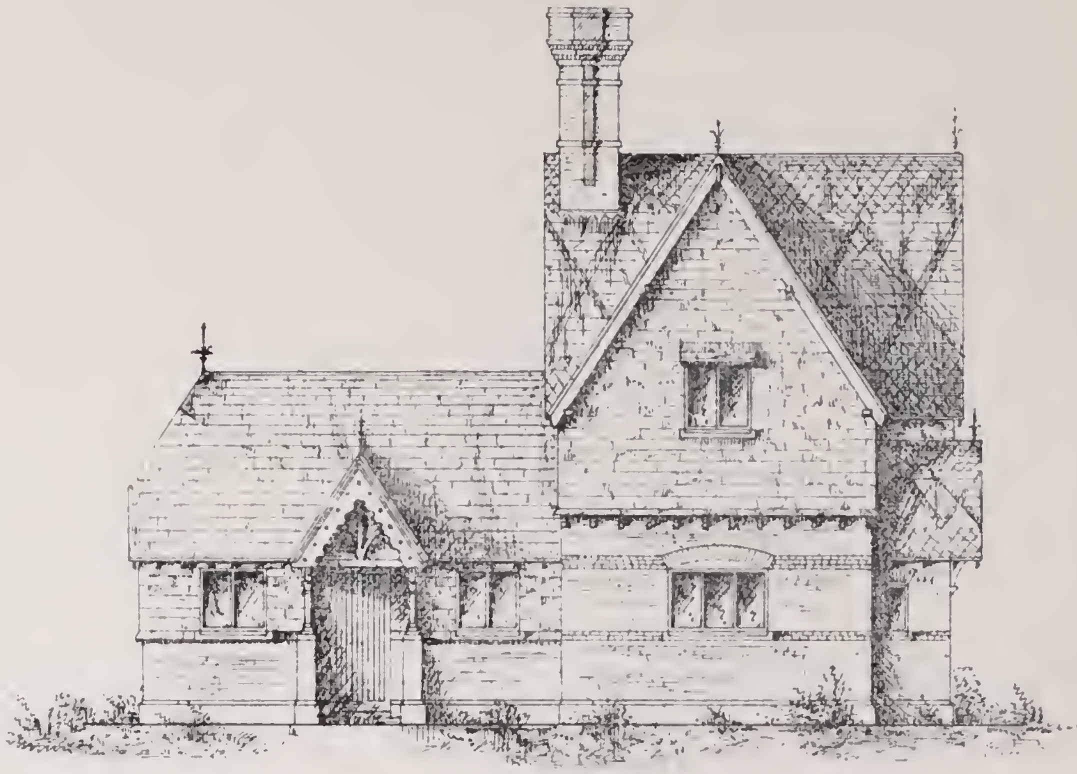


CHAMBER PLAN.

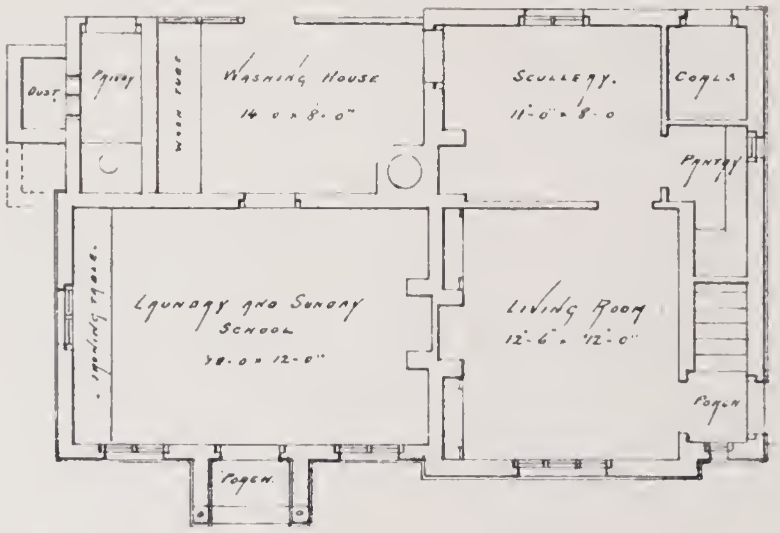
No 9 John Street Adelphi, W.C

Archt.

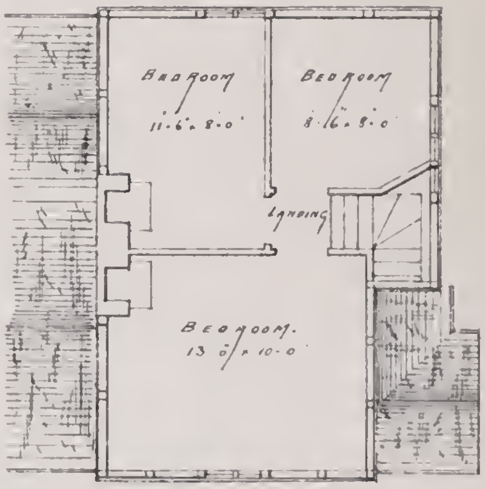
.PLATE No 24.



.VIEW TO PUBLIC ROAD.



.GROUND PLAN.



Chamber Plan.

No 9 John Street Adelphi WC

J Birch archt

Plate No. XXIV.

COTTAGE LAUNDRY, erected at Oakley, near Merstham, Surrey, the residence of PERCY L. PELLY, ESQ.

This design for a Cottage Laundry has been erected at Oakley, the laundry serving also for the purpose of a small Sunday School. The buildings were erected with a dark red brick, relieved with coloured bricks, neatly pointed with black mortar. The chamber floor of the cottage, and the upper portion of the laundry building above the window sills, is finished with ornamental weather tiling, the roofs being also covered with similar materials. In addition to the accommodation shewn on the plans, there is a deep well, and also a tank affording a good supply of water for washing purposes.

The amount of the estimate for the erection of this building was £380; but with some additional works the total cost amounted to about £430.

A similar Cottage Laundry, containing double cottage, like Plate No. III, with detached laundry building in the rear, has also been erected from the author's designs, at Woodbrook, near Birmingham, for Frederic Elkington, Esq. The total cost complete, including fencing paths, fixtures and fittings complete, amounted to about £430.

Scale ¾-th of an inch equals 10 feet.

Plate No. XXV.

DESIGN for a Cottage Dairy.

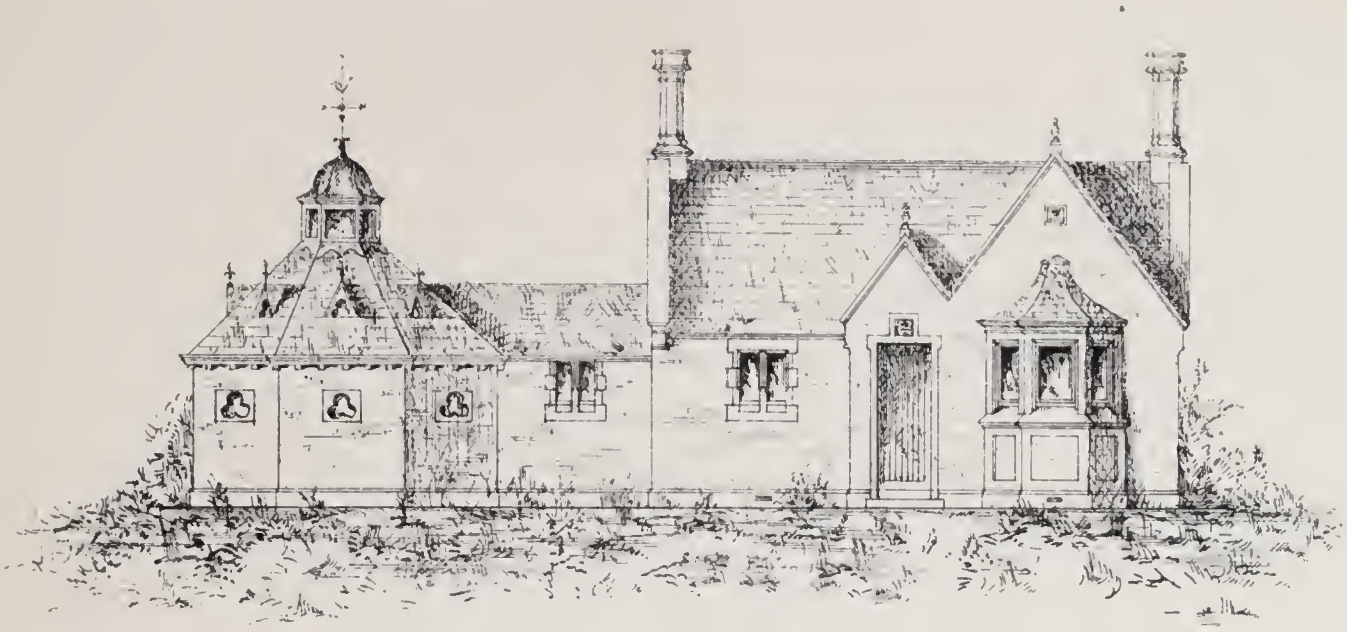
This design for a Cottage Dairy is intended as an adjunct to the Home Farm, the cottage being also designed to serve as a suitable residence for a bailiff or farm steward.

The materials proposed to be used would be red bricks, with stone dressings, and ornamental tiles for the roofs, or random coursed rubble work. The dairy would be partly under ground, and would have a suitable encaustic tile floor, with ornamental tile stand for utensils. The walls would be lined with blue and white Dutch tiles, each side of the octagon being panelled to a special design. The roof would be open with the timbers, stained and varnished.

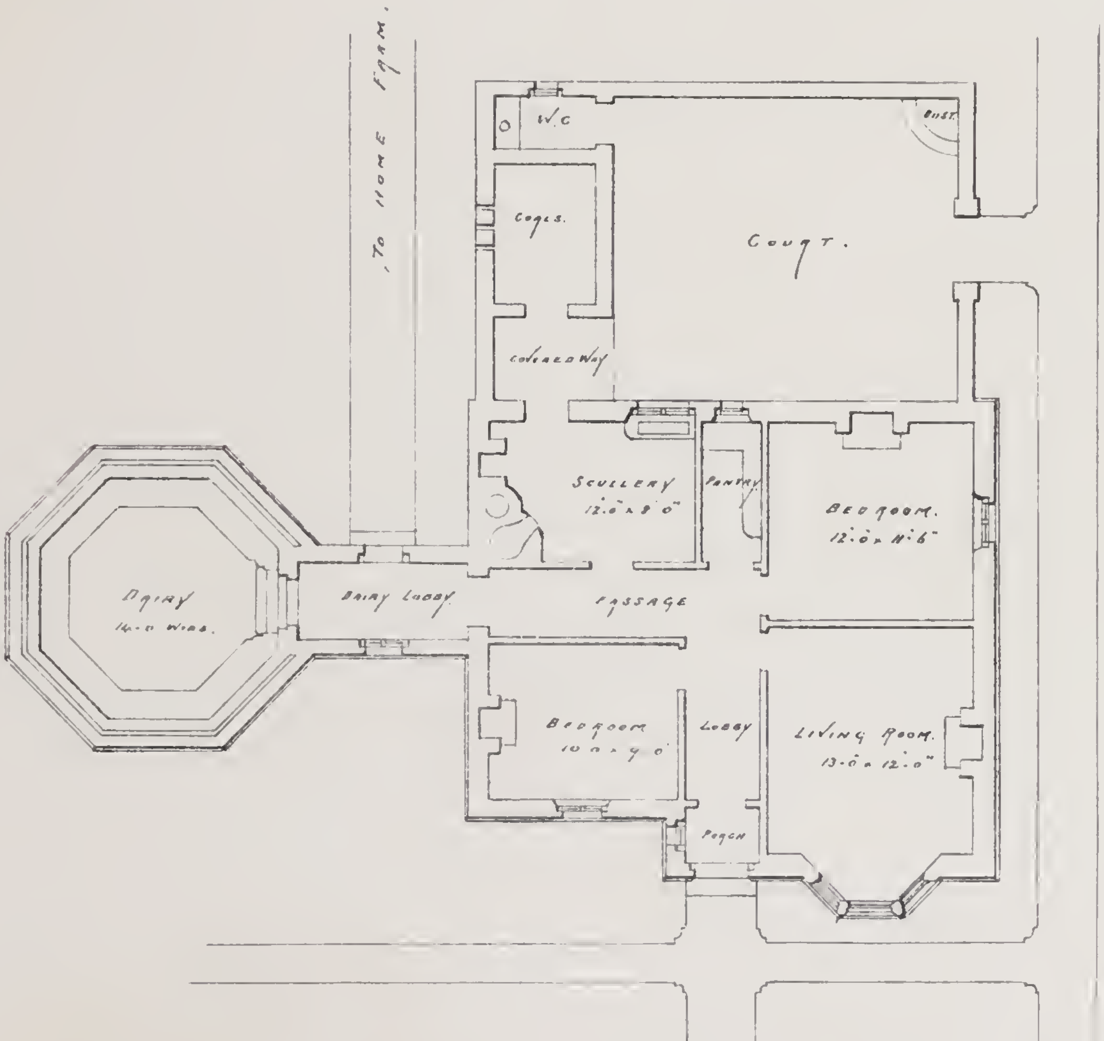
The estimated cost of this design, including the dairy and offices complete, would be about £500.

Scale ¾-ths of an inch equals 10 feet.

PLATE No 25.



FRONT VIEW.

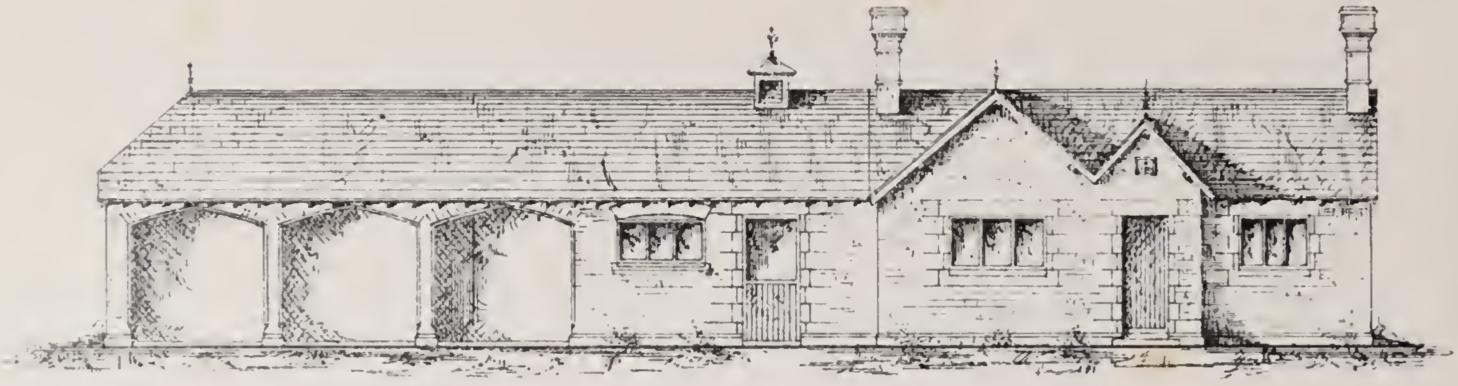


GROUND PLAN.

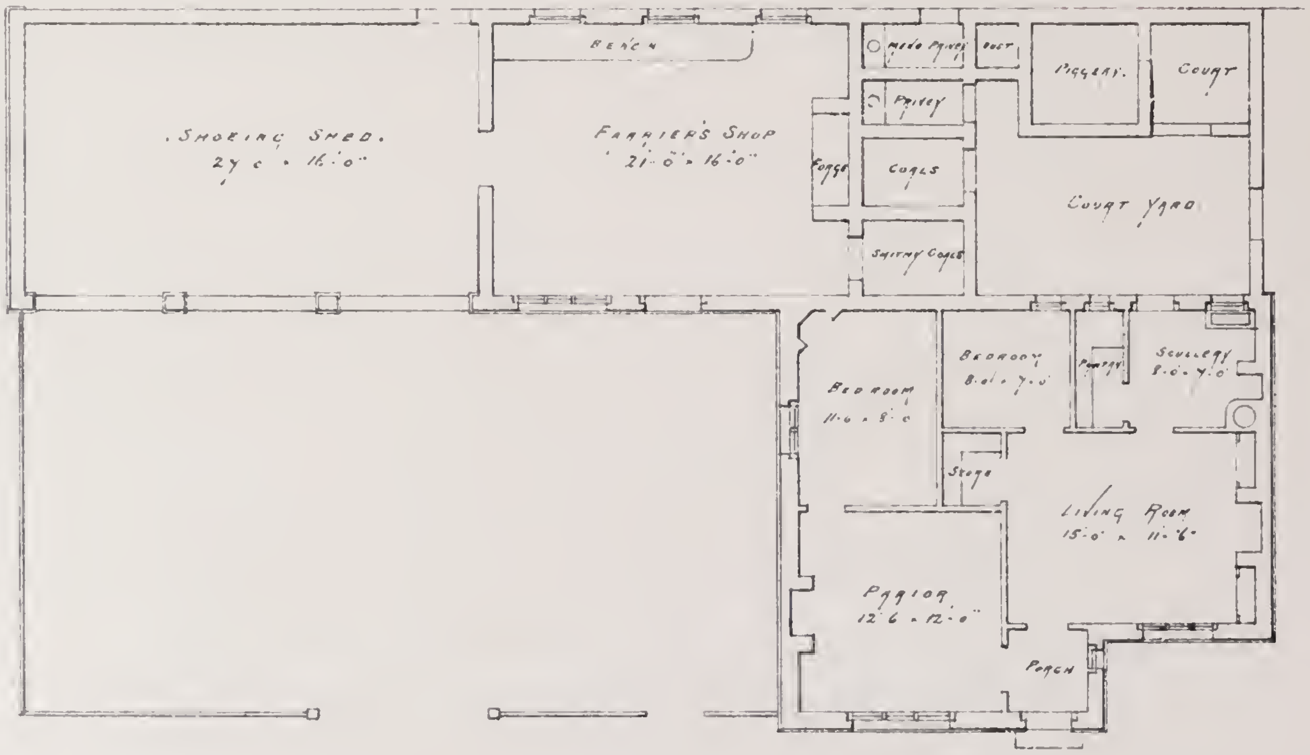
No 9 John Street, Adelphi. W.C.

J Birch archt.

PLATE No 26.



. VIEW TO PARISH ROAD .



. GROUND PLAN .

No 9 John Street Adelphi W.C

J. Birch Archt.

Plate No. XXVI.

DESIGN for a Country Smithy's and Farrier's Cottage.

This design is adapted to the requirements of an estate in an agricultural district, and should be erected in a village conveniently situated for the tenant farmers. The plan provides a comfortable cottage residence for the farrier, with a shoeing shed, shop, and offices in rear; the offices of the dwelling being kept separate from the smithy building and offices. Brick or rubble, with stone dressings and tile roofs, would be the best kind of materials suitable for the construction of this design. The building would look best on a corner site.

The estimated cost of executing this design, including smithy and offices, would be about £450.

Scale ⅜-ths of an inch equals 10 feet.

Plate No. XXVII.

DESIGN for a Country Smithy's and Farrier's Cottage.

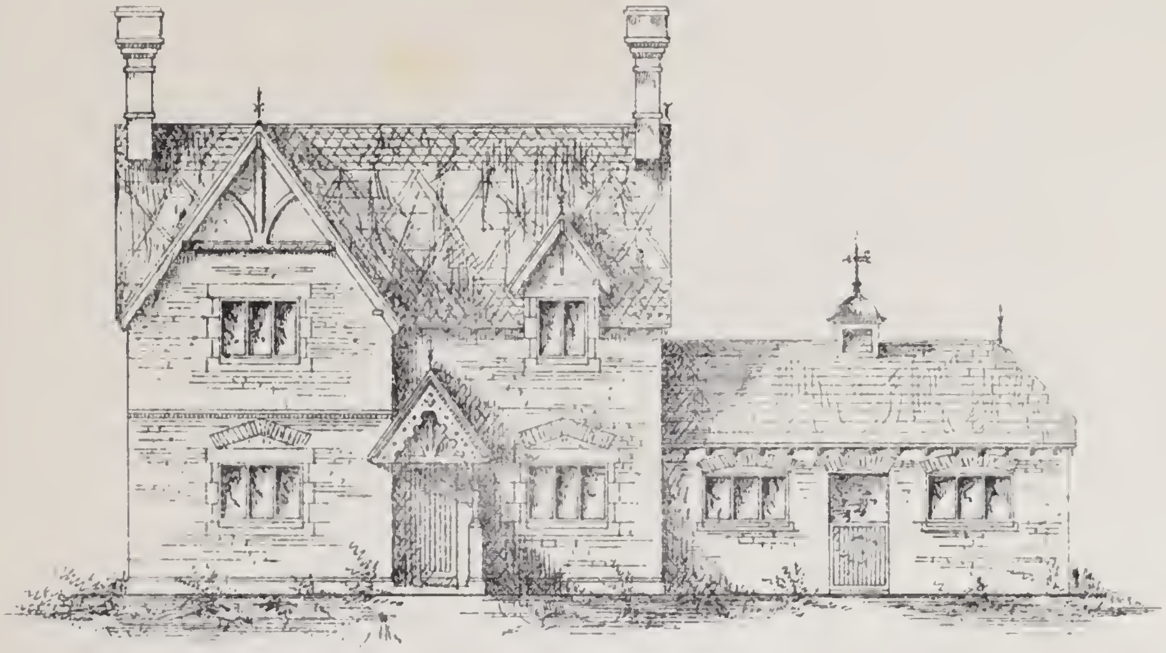
This drawing shews another design similar to the last described, the Farrier's Residence being larger, with three bedrooms upstairs instead of on the ground floor. The outbuildings include a cowhouse, with hay and straw house, so that a few acres of meadow land could be added with advantage.

This design may be executed with materials similar to those described for No. XXVI.

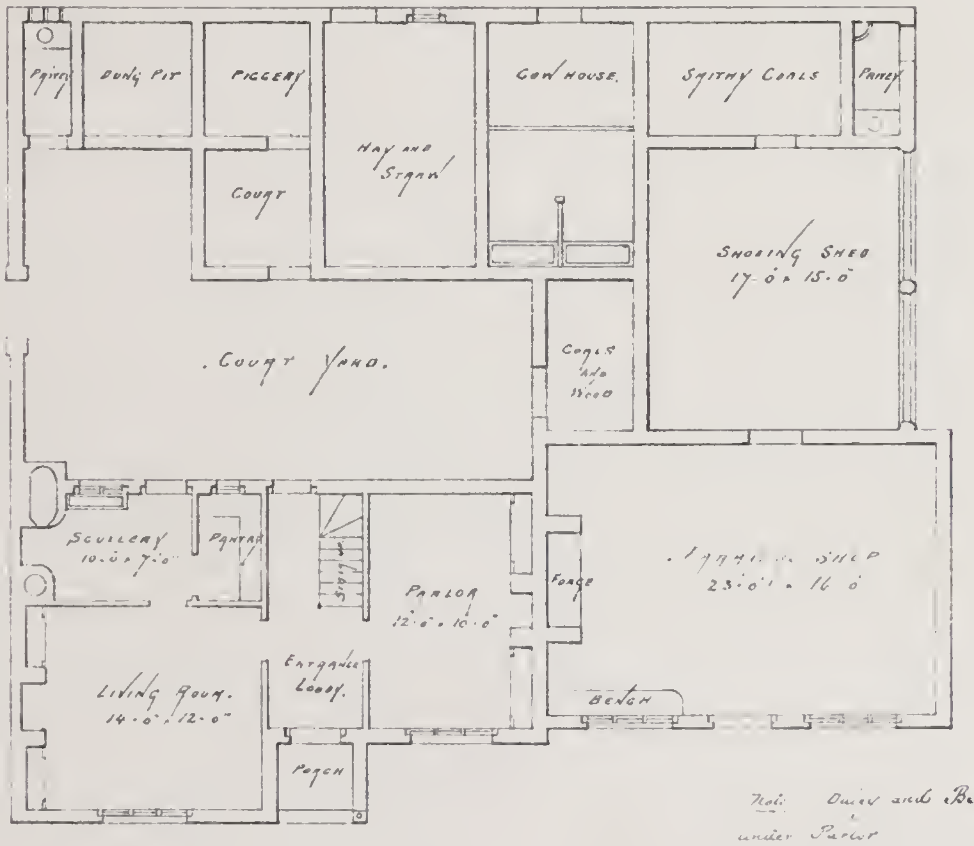
The estimated cost of executing this design, including smithy and offices, would be about £600.

Scale ¾-ths of an inch equals 10 feet.

.PLATE No 27.



.VIEW TO PARISH ROAD.

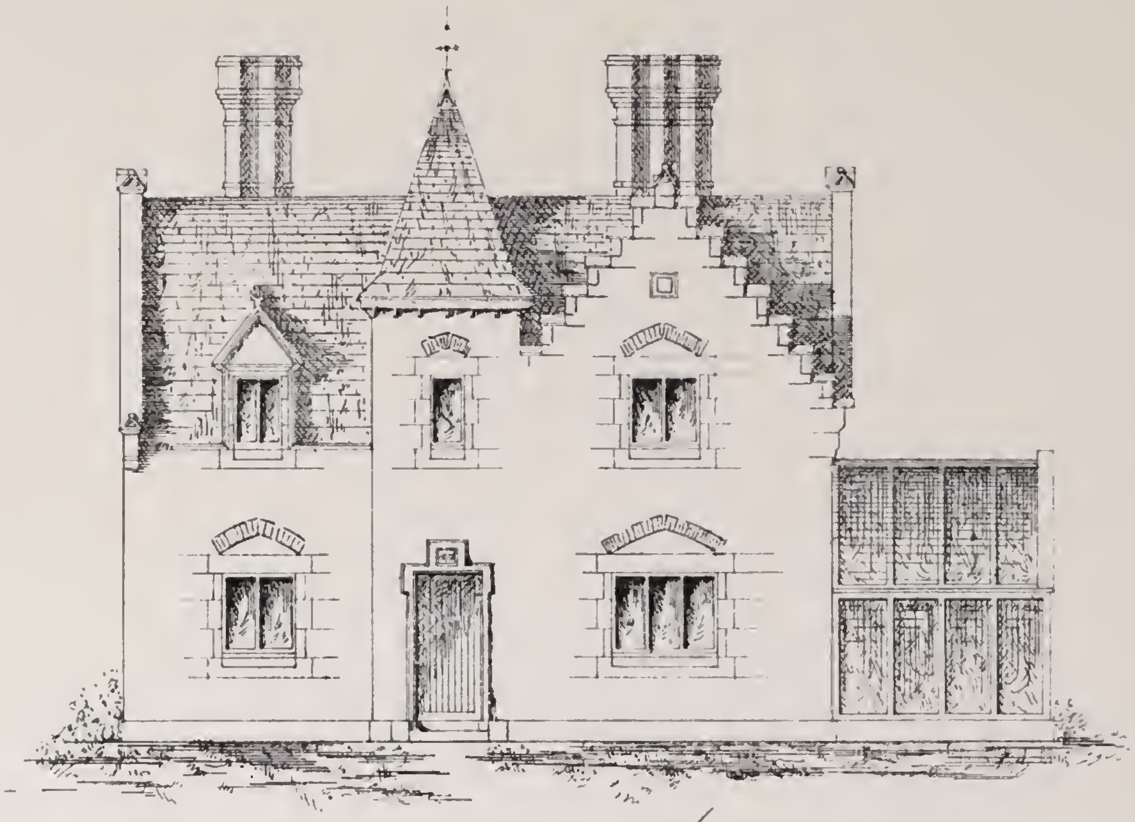


Note: Dairy and Beer Cellar
under Parlor
Chamber Plan contains No 3
Bedrooms.

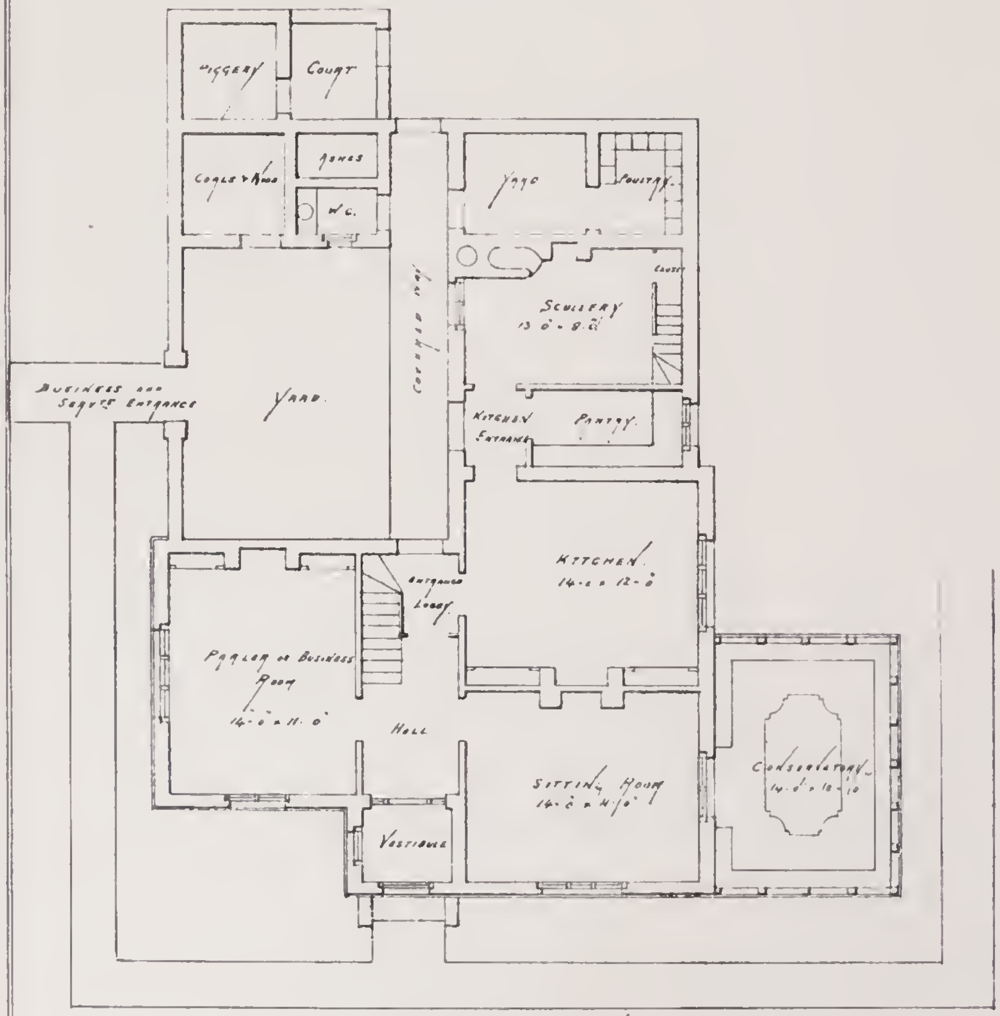
.GROUND PLAN.

No 9 John Street Adelphi W.C.

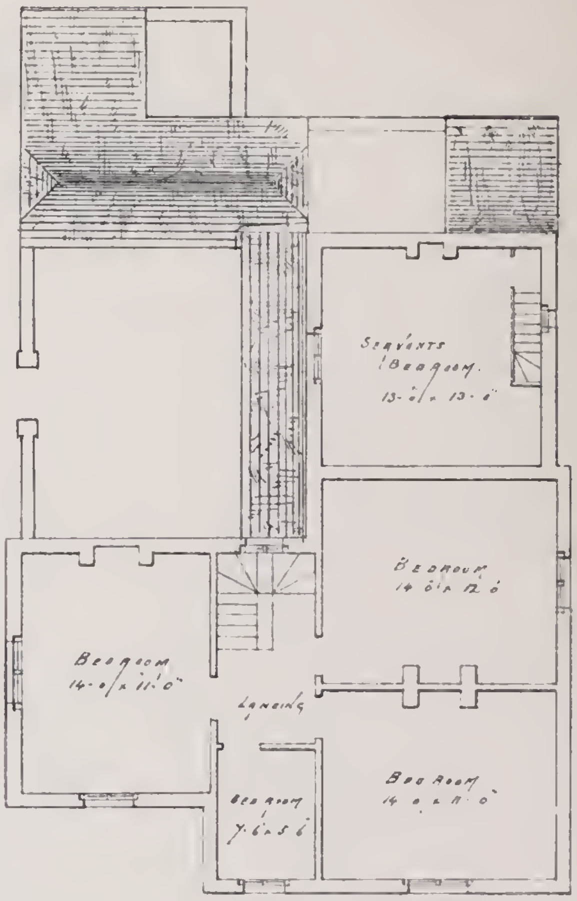
PLATE No 28.



FRONT VIEW.



GROUND PLAN.



CHAMBER PLAN.

No. 9 John Street Adelphi, W.C.

John Birch Archt

Plate No. XXVIII.

DESIGN for a Bailiff or Steward's Residence.

This design is adapted to the requirements of a moderate sized property, and might have a well-chosen site near the Home Farm. The accommodation comprises a business room, sitting room, conservatory, kitchen, and offices in rear connected by a covered way, of much service in wet weather; three bedrooms, dressing room, and servants' bedroom, the latter having separate access, are provided on the chamber floor. The plan shews a front entrance, with a side entrance for business people and servants. A good dairy and beer cellar may be obtained under the business room.

This design might be executed with red brick and stone dressings or with rubble stone, and the effect would be quite as good were the gables of roof finished like Plate No. XXIX. and some half-timbered work introduced in certain parts of the chamber floor.

The estimated cost of erecting this design with offices and outbuildings complete, would be about £800.

Scale, ¾-ths of an inch equals 10 feet.

Plate No. XXIX.

DESIGN for a Steward or Agent's Residence.

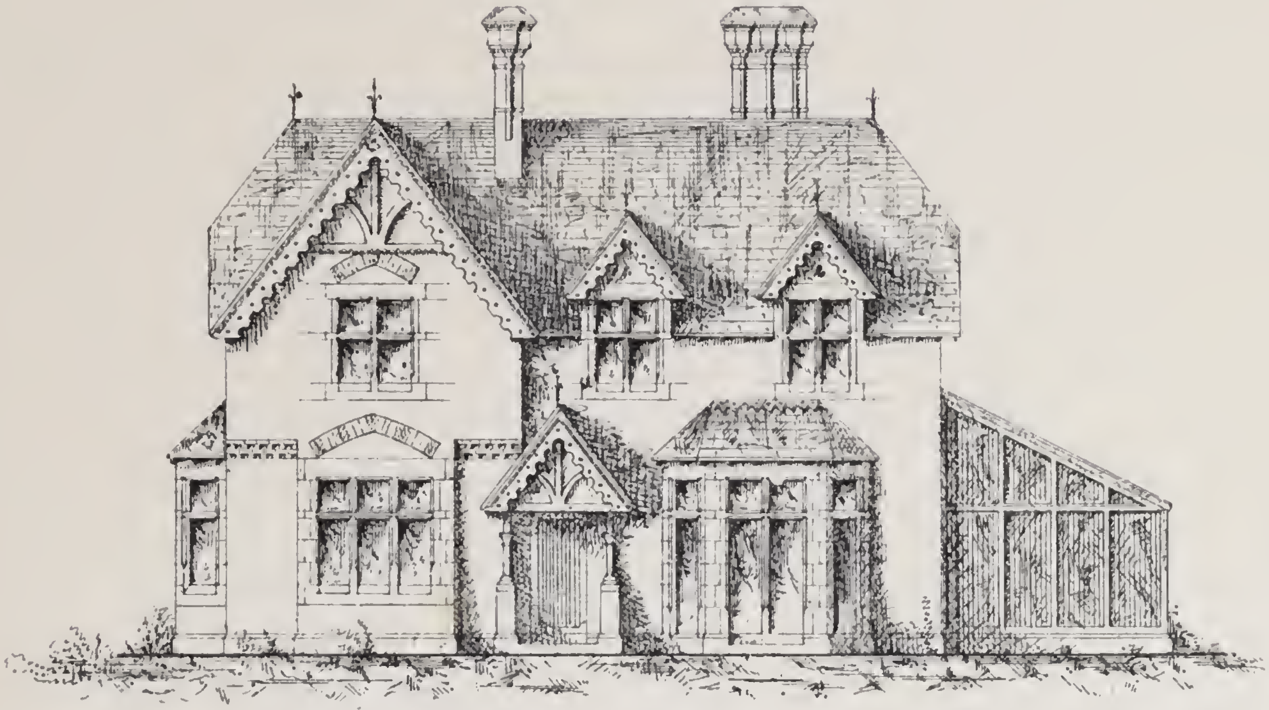
This design is intended for a larger property than the one last described. The plan comprises a dining room, drawing room, conservatory, and business room, with kitchen, offices, and servants' bedrooms in rear. The chamber floor provides five bedrooms, one of which may be used as a dressing-room. A dairy, wine and beer cellar can be obtained in the basement under kitchen and business room. A private entrance, with side entrance for tenants and servants is also provided, and the offices are reached by a covered way, and are entirely shut off from the rest of the house.

This design might be executed with similar materials mentioned for Plate No. XXVIII., and might be increased in size to serve the purposes of a house of superior description.

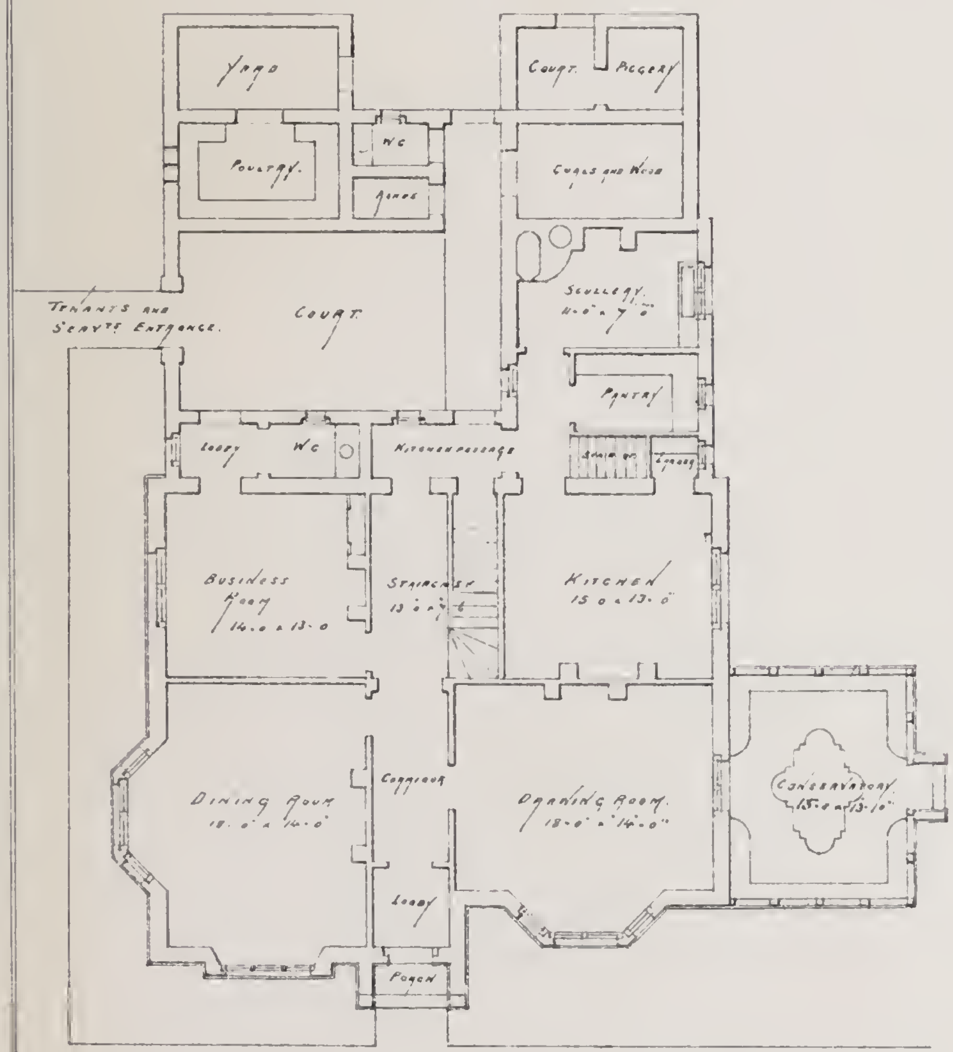
The estimated cost of executing this building, including offices and outbuildings complete, would be about £1500.

Scale, 16 feet to an inch.

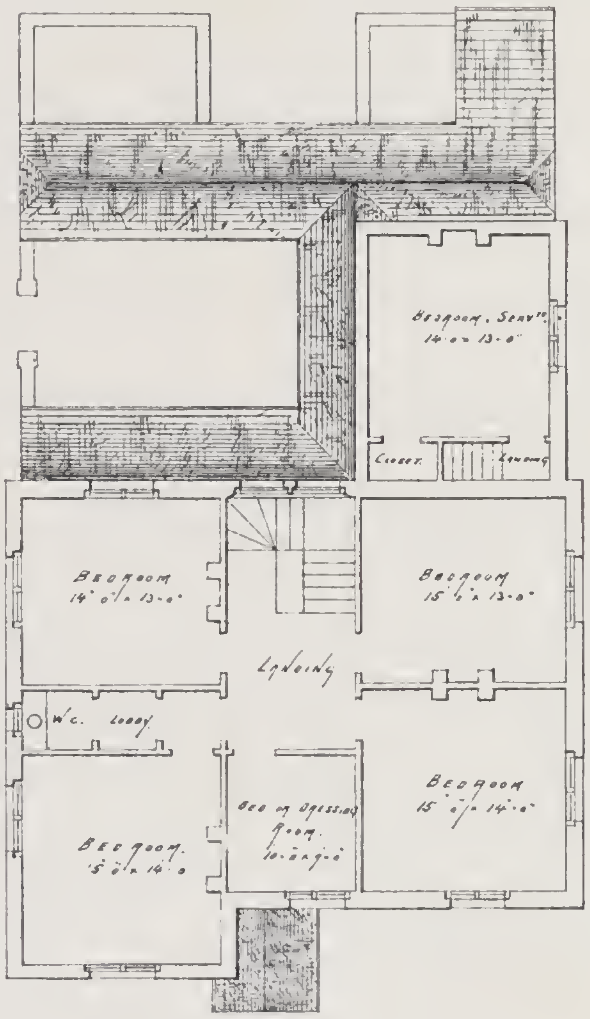
PLATE No 29.



FRONT VIEW.



GROUND PLAN.

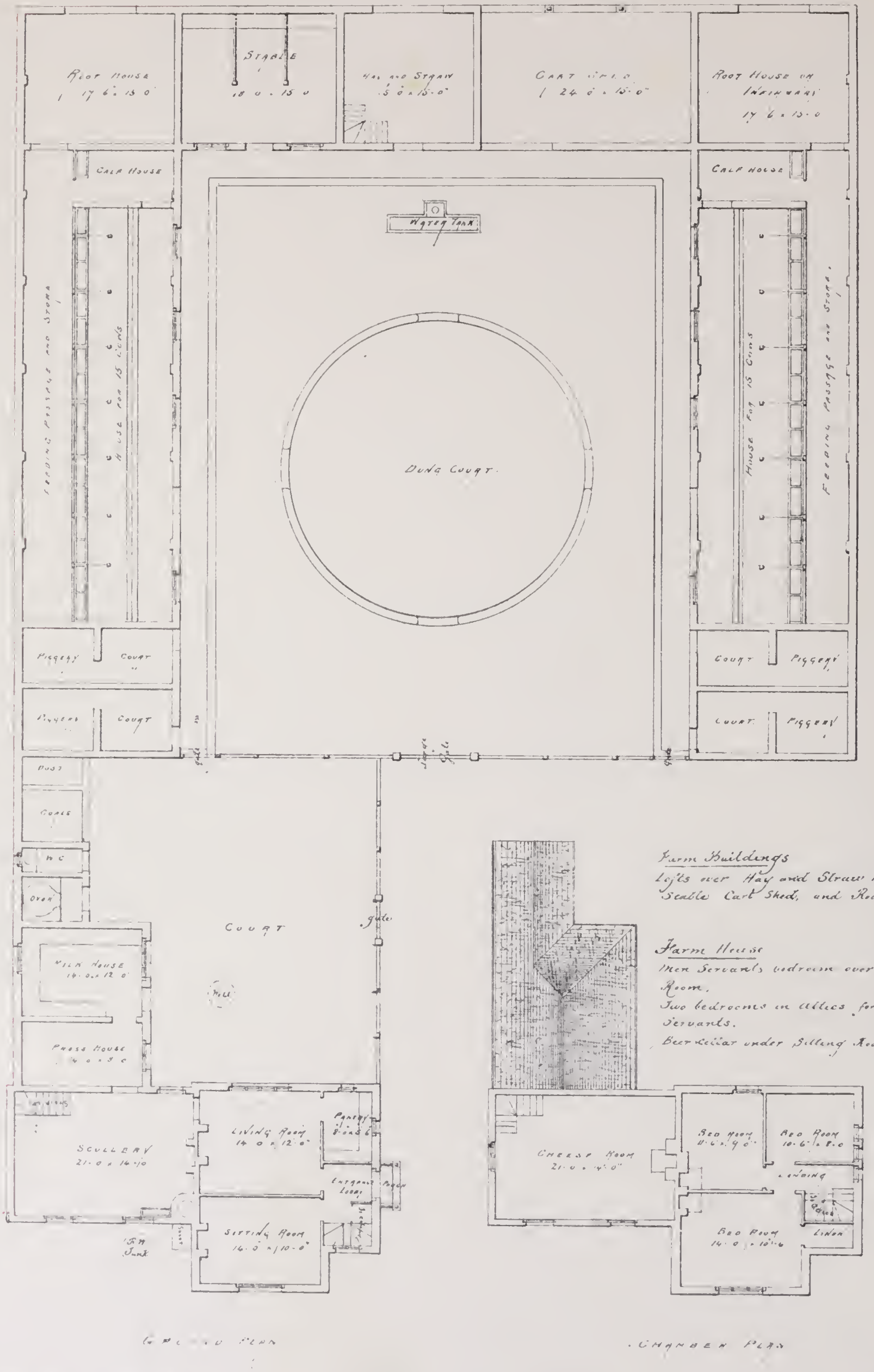


CHAMBER PLAN.

No 4 John Street Adelphi W.C.

Geo Bach Archt

PLATE No 30



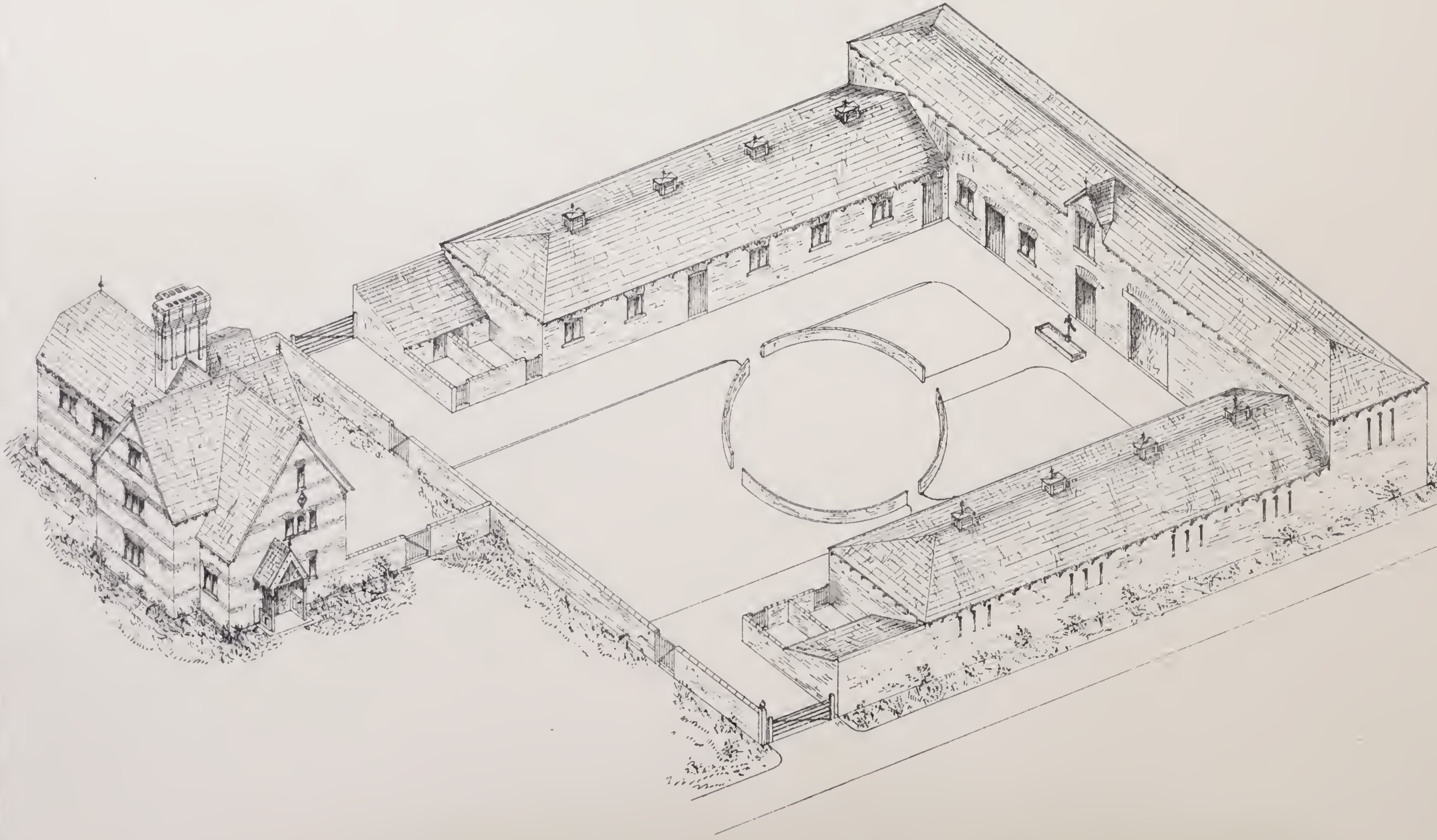
Farm Buildings
Lofts over Hay and Straw House
Stable Cart Shed, and Root Houses,

Farm House
Men Servants bedroom over Cheese
Room.
Two bedrooms in Attics for Women
Servants.
Beer cellar under Sitting Room.

John Birch (Archt)

John Birch, Adelphi, W.C.

, PLATE Nº 30ª.



Birds Eye View, New Farm House and Buildings, Grafton, Cheshire,

Nº 9 John Street, Adelphi. W.C,

J Birch
Archt.

Plate No. XXX. and XXXa.

FARM HOUSE and Buildings erected at Grafton, Cheshire, for the Right Hon. The Lord Stanley of Alderley.

This drawing shews a Farm-house and buildings recently erected for the purposes of a Dairy Farm in Cheshire, of upwards of 150 acres. The buildings have been substantially erected of brick, with local stone dressings, and the roofs are covered with Welsh slating; all the rain-water of the house and buildings is preserved in tanks, and all the sewage is intended to be used for irrigating purposes.

Drawing No. XXX*a*. shews an isometrical view of this design.

The cost of the Farm-house and buildings complete has been about £1450.

Scale, 16 feet to an inch.

Plate No. XXXI.

DESIGN for Farm House, proposed to be built at Alderley, for THE RIGHT HON. THE LORD STANLEY OF ALDERLEY.

This design is intended as a Farm House for one of the dairy farms on this estate. Besides the accommodation shewn on the drawings, a beer cellar and potato store are provided in basement, with shoot outside. The women and men servants' bedrooms are separated, and kept apart from the rest of the house; the cheese room will have a trap in the floor with a lift for raising the cheese from the apartment below.

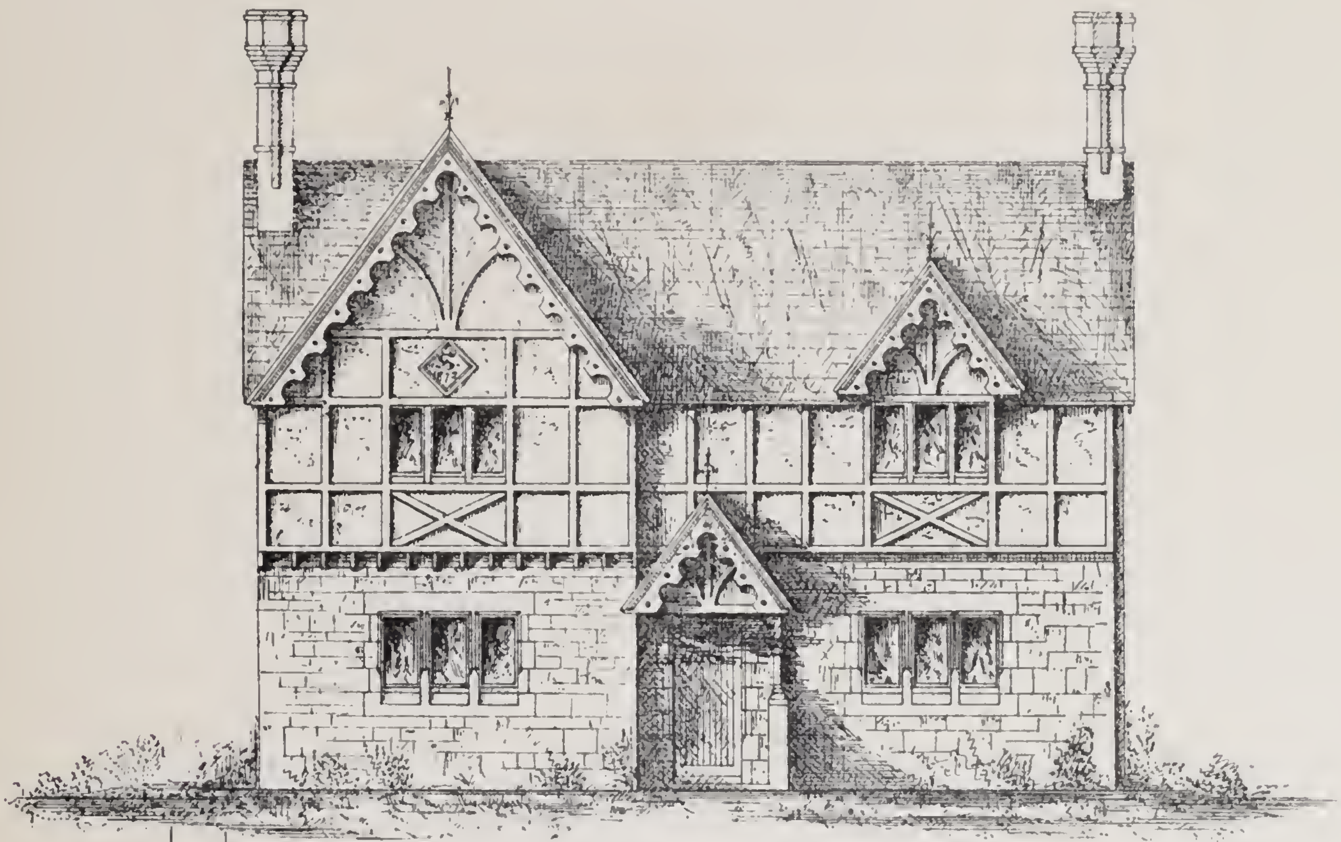
It is proposed to execute the design in rubble stone, and half timbered work in oak, with Staffordshire tiling to roofs; the projecting gables and dormers being finished with bold oak barge boarding, and the chimney heads with neat red brick.

The builder's estimate for executing this design, including offices, outbuildings, covered way and yard walls, amounted to £795.

Scale to plans 16 feet to an inch.

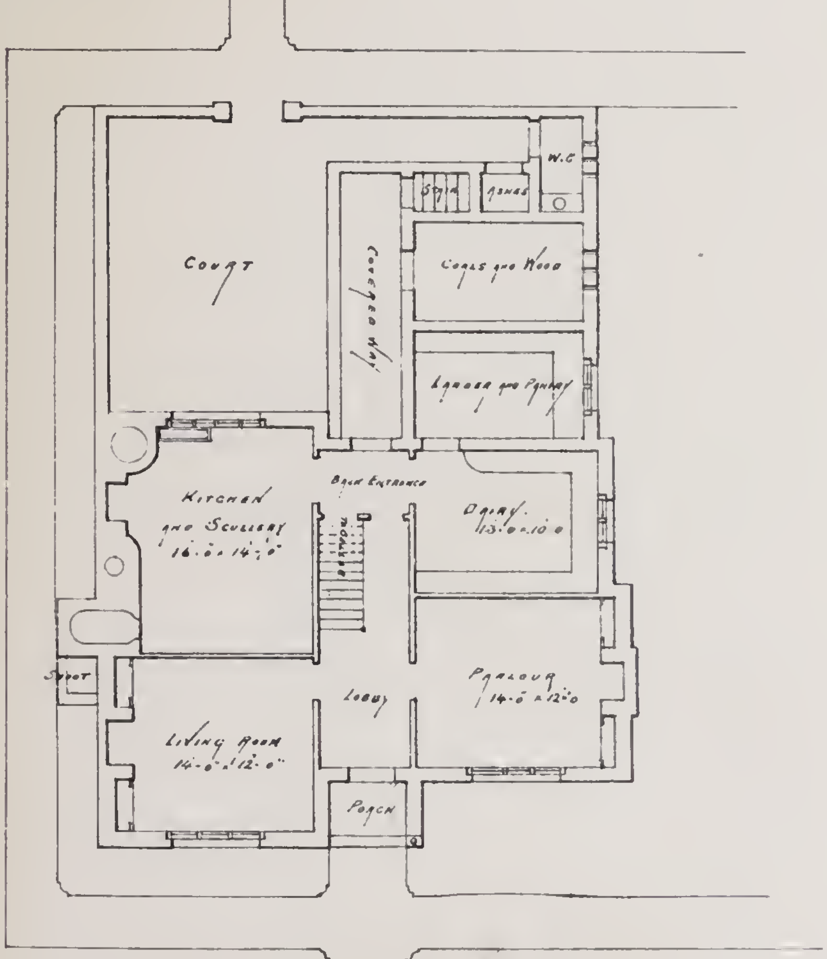
Scale to elevation 10 feet to an inch.

PLATE No 31.

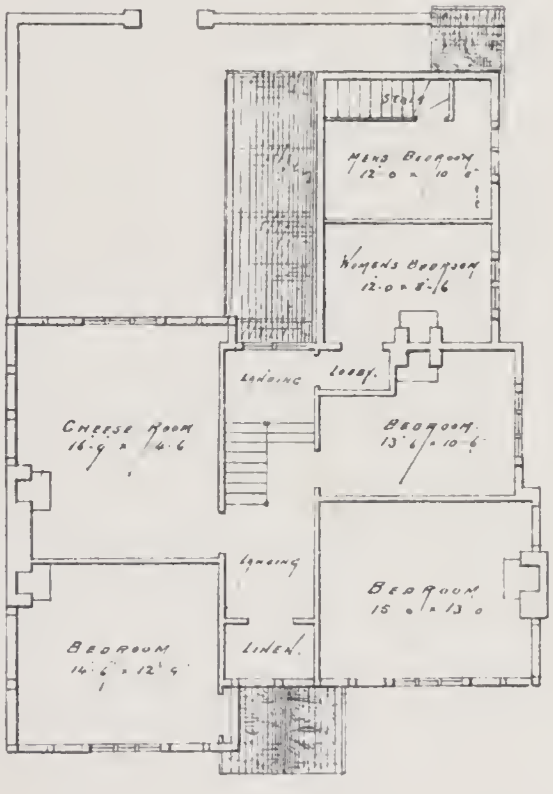


VIEW TO PARISH ROAD.

NOTE. BEER CELLAR UNDER LIVING ROOM.



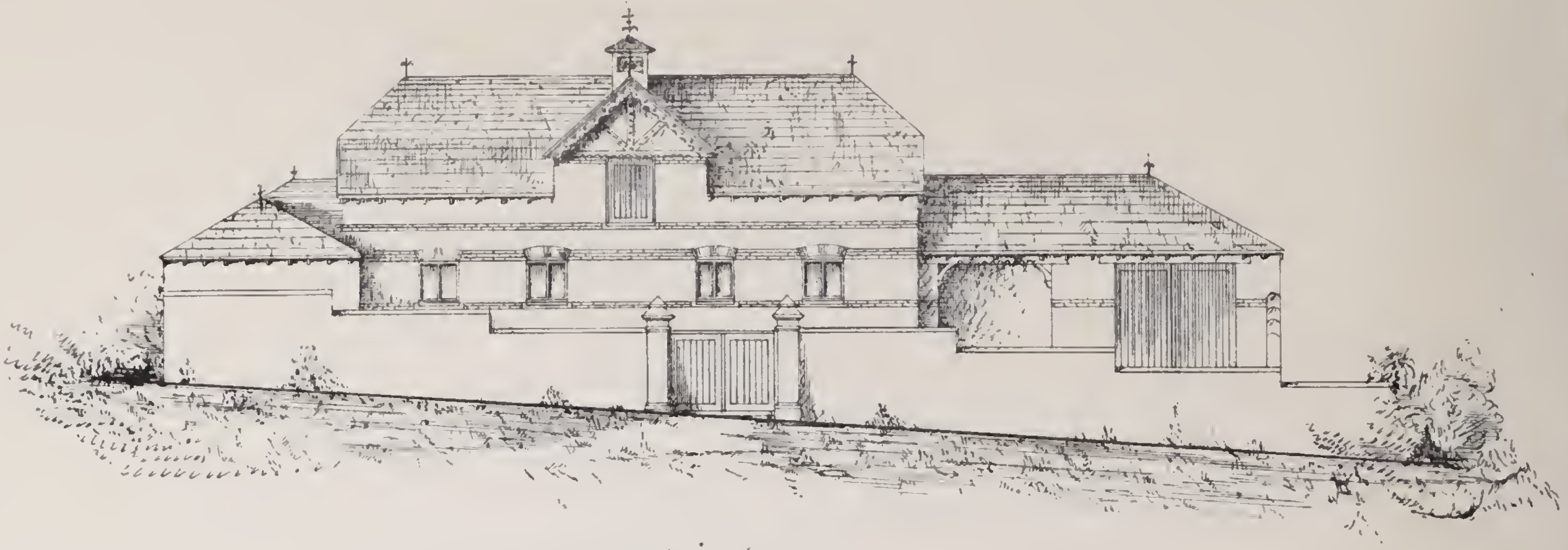
GROUND PLAN.



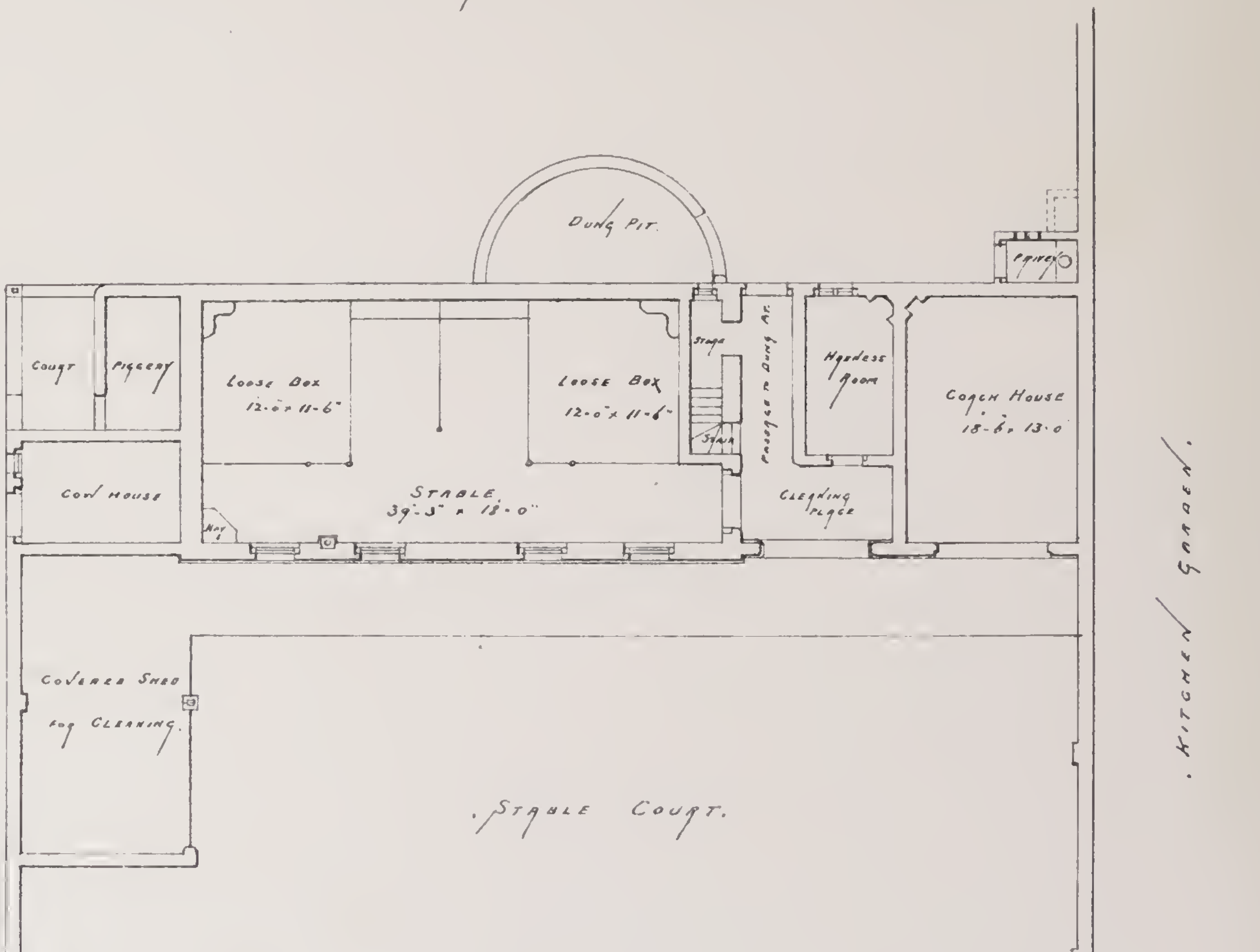
CHAMBER PLAN.

No 9 John Street, Adelphi, W.C.

.PLATE No 319.



.ELEVATION OF STABLES.



.GROUND PLAN.

10 9 John Street Adelphi. W.C.

John Birch Archt.

Plate No. XXXIa.

STABLE OFFICES erected at Upton House, Berkshire, for NATHANIEL HUMFREY, Esq.

This drawing shews the Stable Offices erected for the country residence shewn on drawings No. 40 to 42. The offices are situated in the rear adjoining the kitchen garden, and have been built of materials corresponding in every respect with the other works.

Besides the accommodation shewn on the plan, a large hay loft is provided over the stable with a groom's room at one end. The dung court is placed in the rear, convenient for the back entrance to the kitchen garden, having a passage to it under cover, thus enabling the front court to be always kept clean and free from offensiveness. The coach-house is provided with a fireplace for keeping the carriages dry, and the court is sheltered by a covered shed, intended to be used for cleaning purposes in inclement weather; all the rain water is preserved in a large underground tank. The stable is upwards of 39 feet long, by 18 feet wide, and 12 feet high, and proper provision has been made for thorough ventilation; the stall and loose box fittings are of iron, of an improved description, and the walls are lined with stained and varnished deal.

The amount of the builder's estimate for executing this design, including the court yard, walls, gates, &c., was £616.

Scale, 16 feet to an inch.

Plate No. XXXII.

DESIGN for a proposed Village Hospital.

This design was prepared some time ago for a Village Hospital, intended to be erected in Sussex. The building was designed to occupy a corner site having separate entrances for the patients and servants. Besides the accommodation shewn on the plan an extra ward and servants' bedrooms are provided on the chamber floor, and a dairy, wine, and beer cellars, and other offices are situated in the basement.

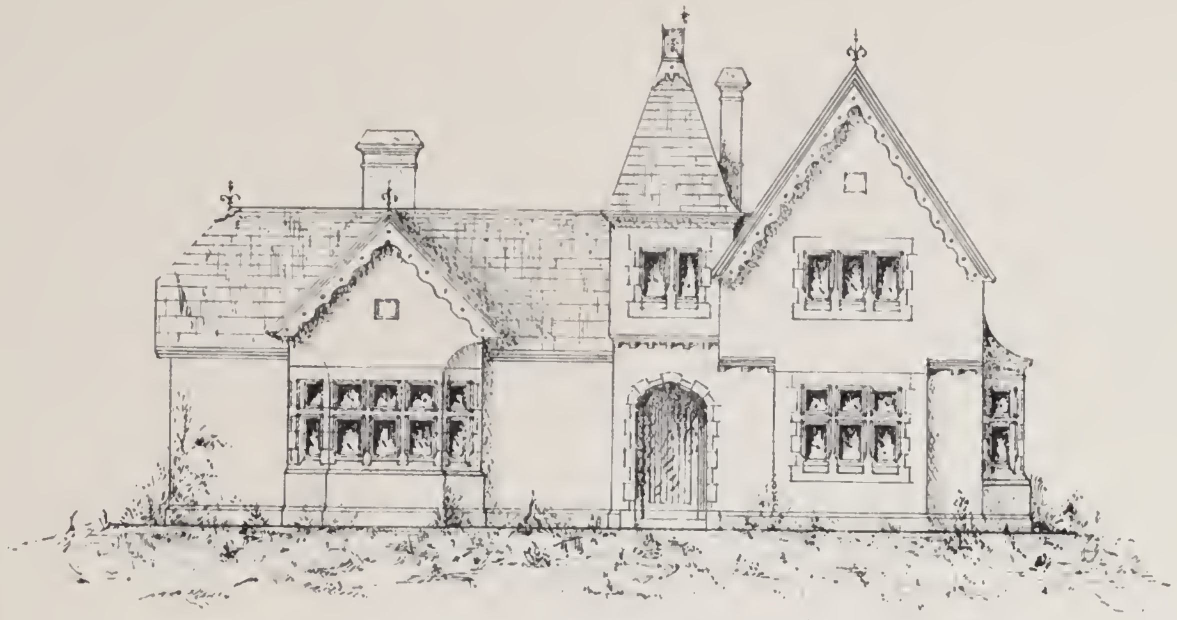
This design is intended to be executed with red bricks and stone dressings, having ornamental tile roofs with projecting gables and oak barge boards, or the design might be effectively worked out in half timbering, partly weather tiled.

The estimated cost of this design, including the offices and out-buildings complete, would amount to about £1850.

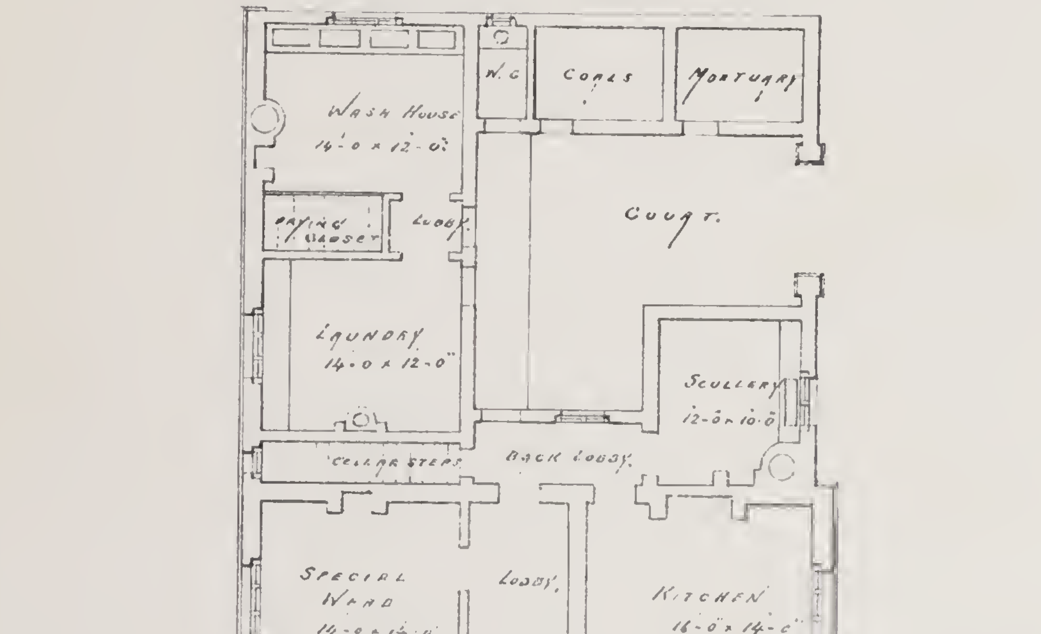
Scale, 16 feet to an inch.

END OF PART III.

PLATE No 32.



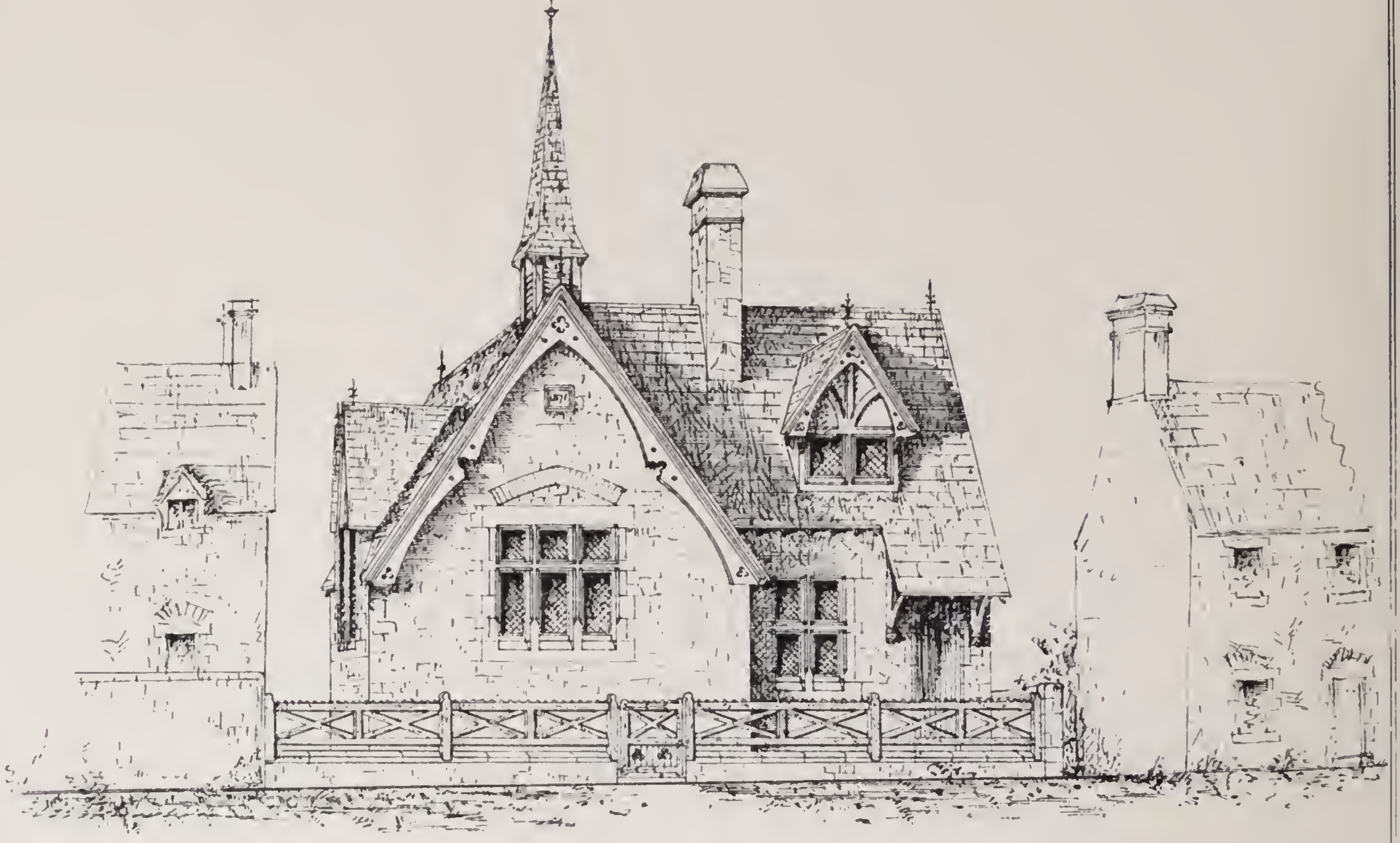
FRONT VIEW.



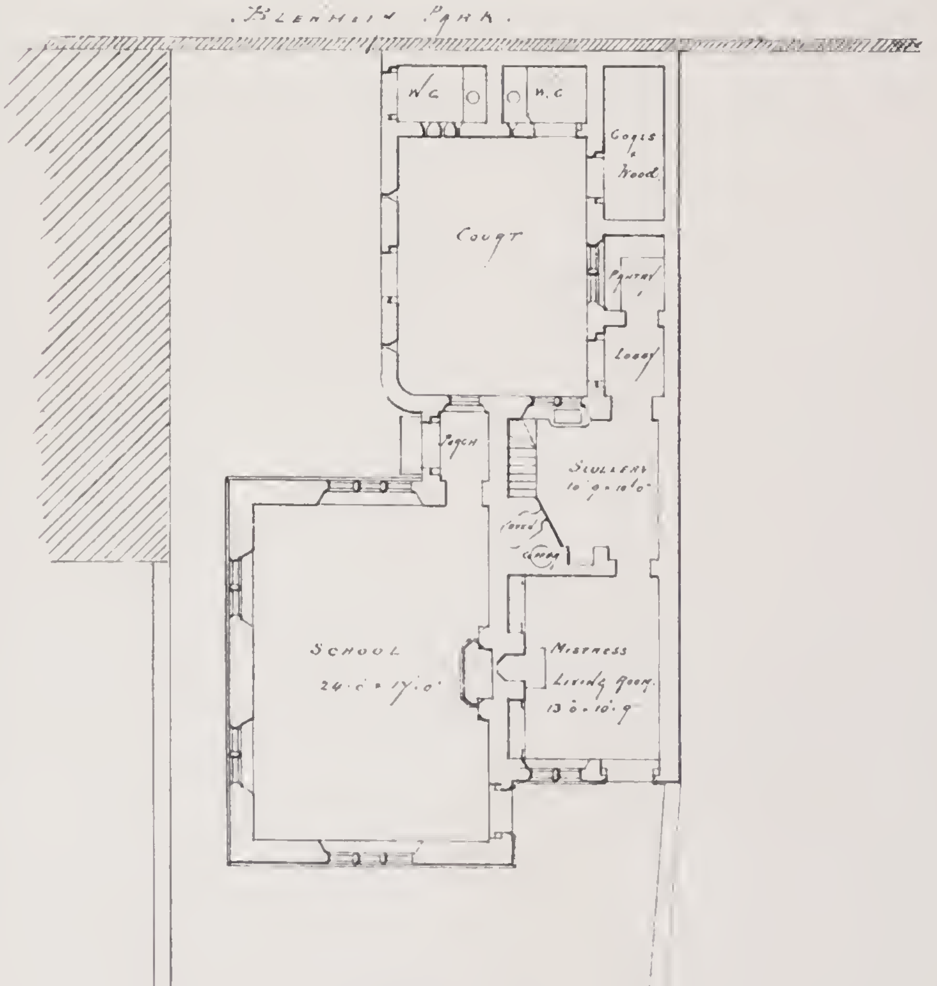
GROUND PLAN.

No 9 John Street, Adelphi. W.C.

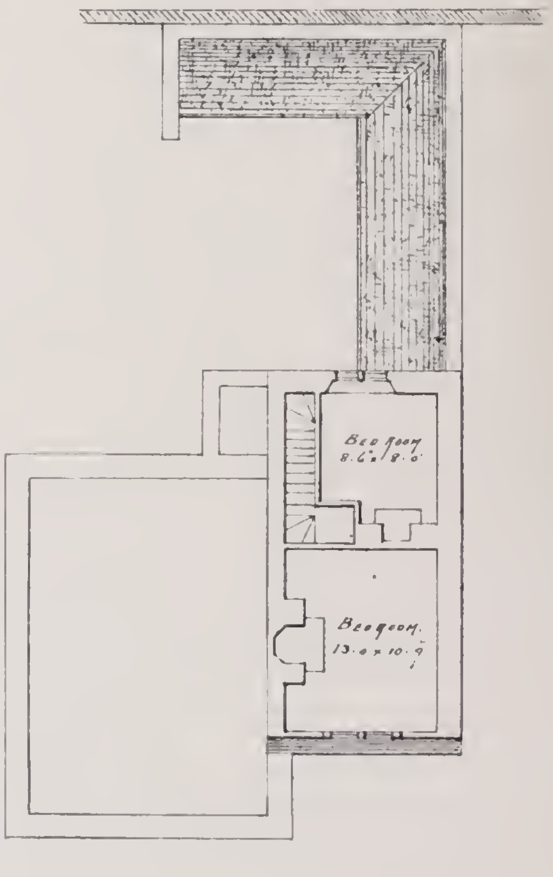
PLATE No. 33.



VIEW TO PUBLIC ROAD.



GROUND PLAN.



CHAMBER PLAN.

No 9 John Street Adelphi W.C.

Birch Archt.

PART IV.

Plate No. XXXIII.

INFANT SCHOOL and Residence erected at Old Woodstock, Oxfordshire.

This Infant School and Residence was erected a few years ago on a site adjoining Blenheim Park, the seat of His Grace the Duke of Marlborough. It is built of local rubble stone, with Bath stone dressings, and the roofs have been covered with Staffordshire tiling.

The bell cot is executed in oak, with an oak shingle roof. The school accommodates upwards of 50 children, and is cheerfully situated, having an east, south, and west aspect. The school has an open roof plastered on the underside, all the timber being exposed to view, stained, and varnished, and all the windows have wrought iron frames filled in with lead lights, and tinted Cathedral glass.

The cost of building this school and residence in a very superior and substantial manner, including the offices, fence walls, front fence, water supply, drainage, gravelling, fixtures, and fittings complete, amounted to upwards of £650.

Scale 16 feet to an inch.

Plate No. XXXIIIa.

INFANT SCHOOL and Residence erected at Thorpe, Surrey.

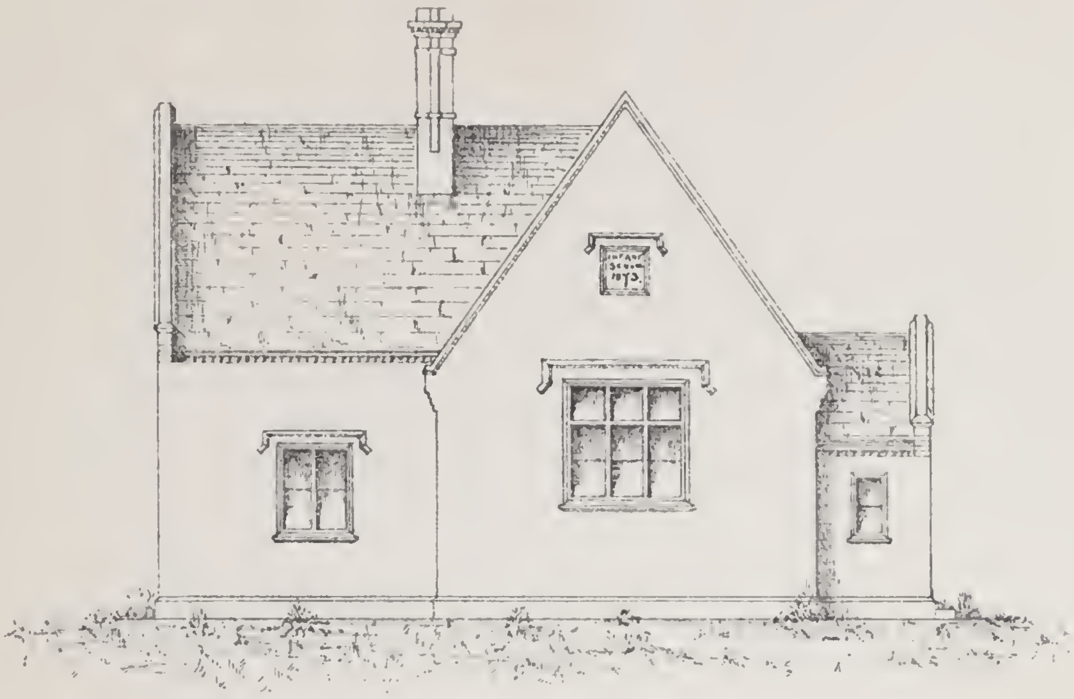
This Infant School and Residence has been lately erected at Thorpe, for the Building Committee, on a site adjoining the present Schools. It is built of red brick, with white brick dressings, and covered with local tiling in ornamental patterns. The school room is cheerful, having an aspect similar to the design last mentioned, and provides accommodation for upwards of 50 children. The offices are approached by a covered way connected with the school, a convenience in wet weather.

The residence has a private entrance on the north side, and for convenience the mistress's sitting-room communicates with the school.

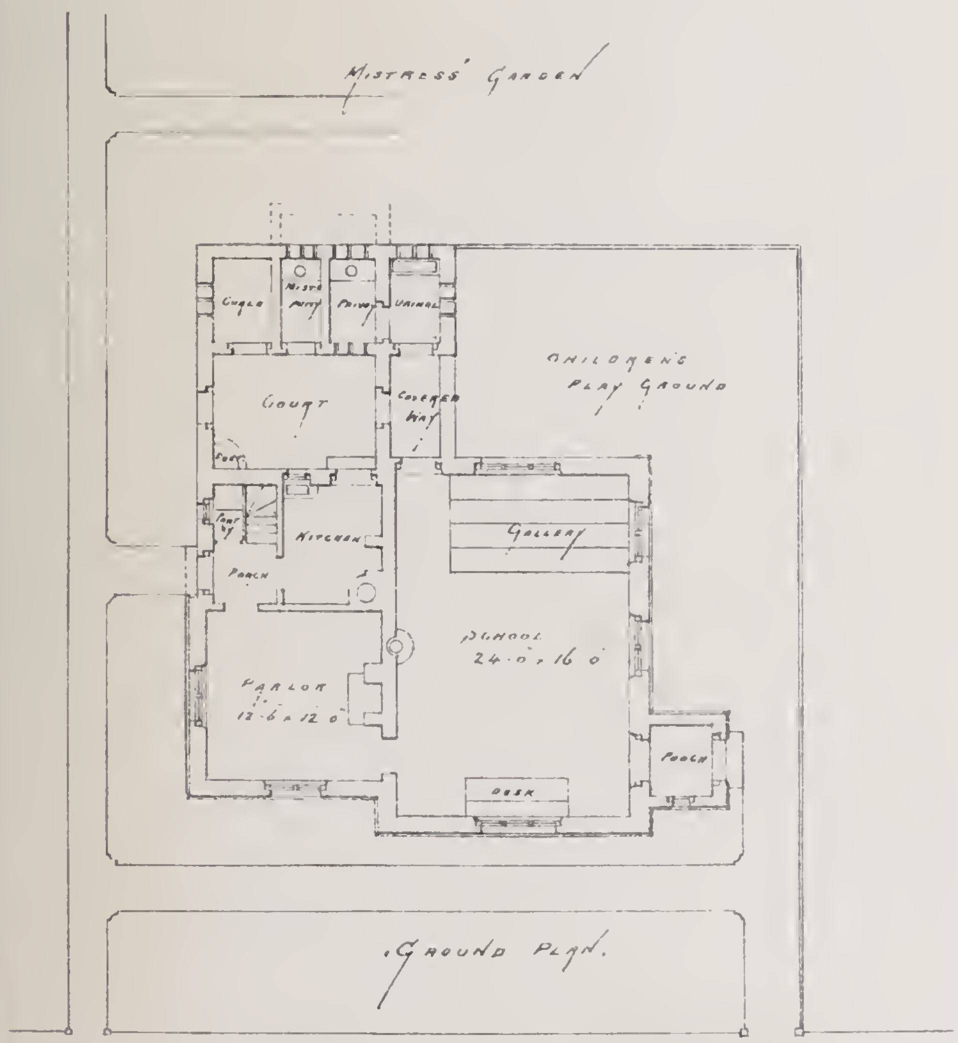
The cost of erecting this school, residence, and offices complete, exclusive of school fittings, amounts to about £400.

Scale 16 feet to an inch.

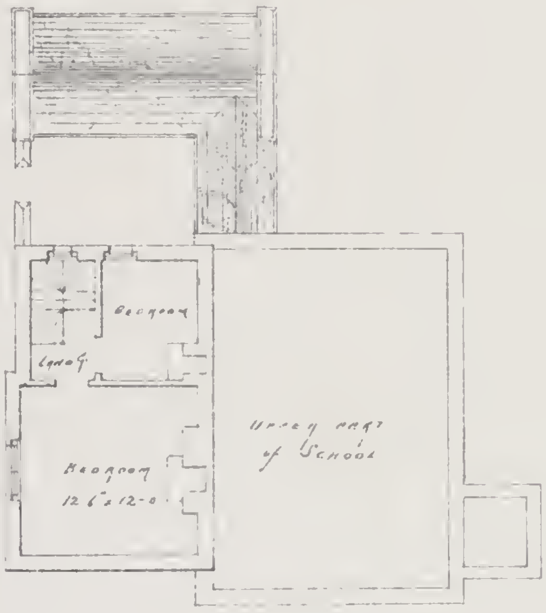
PLATE No 33a.



ELEVATION TO PUBLIC ROAD.



GROUND PLAN.



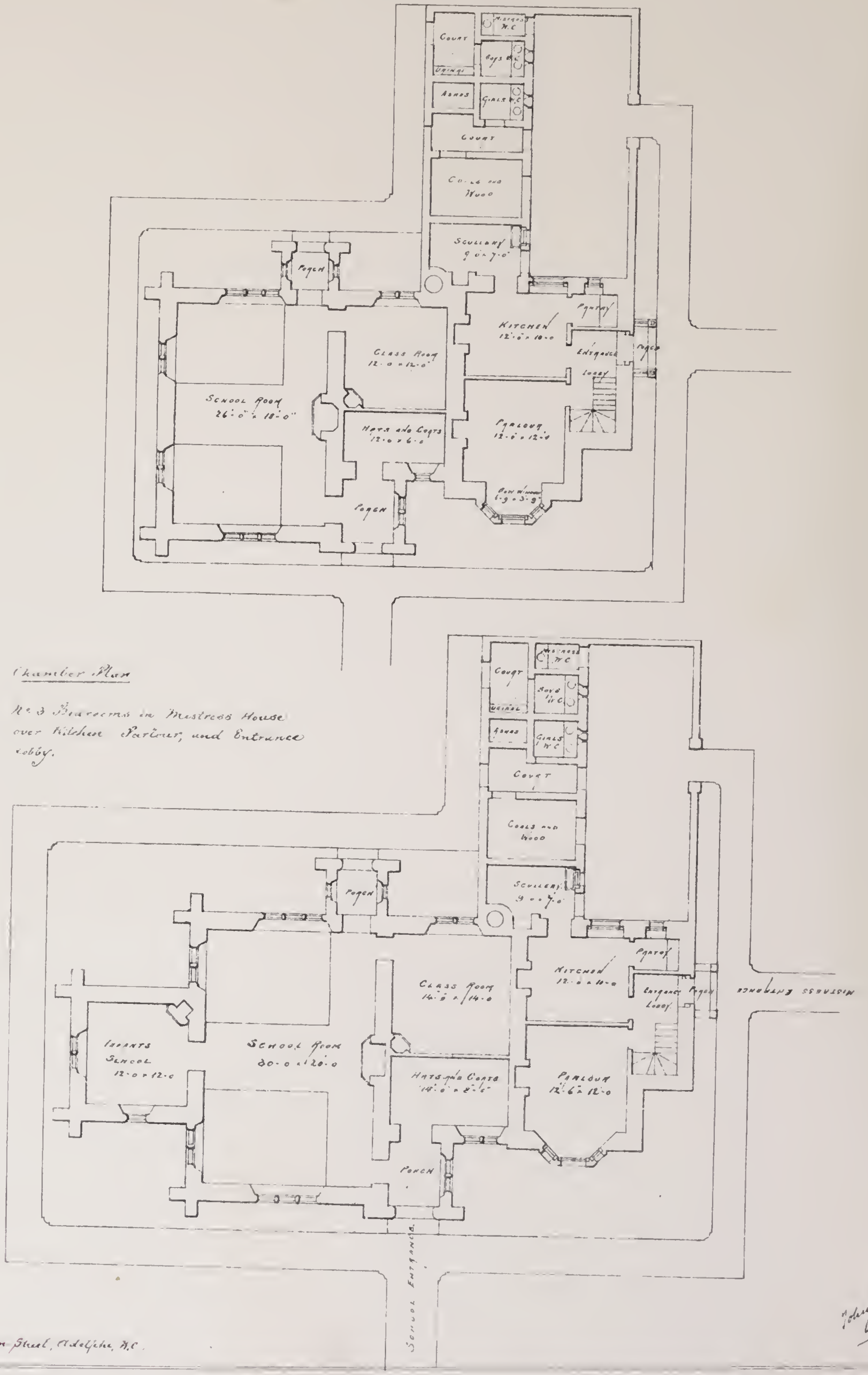
CHAMBER PLAN.

PUBLIC ROAD.

No 9 John Street, Adelphi, W.C.

John Birch Archt

PLATE No 34.



Chamber Plan

No 3 Bedrooms in Mistress House
over Kitchen Parlour, and Entrance
Lobby.

No 6 John Street, Adelphi, W.C.

John Birch
Archt.

Plate XXXIV.

SCHOOLS and Residence designed for the Right Hon. The Earl Feversham.

These Schools were intended to be built in Yorkshire, of rubble stone with tooled stone dressings, and the roofs covered with Staffordshire tiling. The Schools and Class Rooms would have open timber roofs, front and back porches, with hat and cloak rooms, and the residences would have each three bedrooms on chamber floor. Each design is intended for a corner site, the front entrance porch to the Schools being situated on the East side, thus affording an East, South, and West aspect, in order to render them as warm and cheerful as possible.

The external appearance of these Schools would be similar to Plate No. XXXIII. of a simple and unpretending character.

The estimated cost of the smaller School, exclusive of stone and timber, was £600; and of the larger £850.

Scale, 16 feet to an inch.

Plate No. XXXV.

SCHOOL MISTRESS'S Residence erected in Berkshire for N. Humfrey, Esq.

This School Mistress's House has been recently erected in the Village of Upton, on a site adjoining the Schools; it has been built of red brick, and the roofs are covered with Staffordshire tiling; all the rooms and bedrooms upstairs enter from the entrance lobby and stair landing without going through one room into the other. The plans were approved of by the Educational Commissioners.

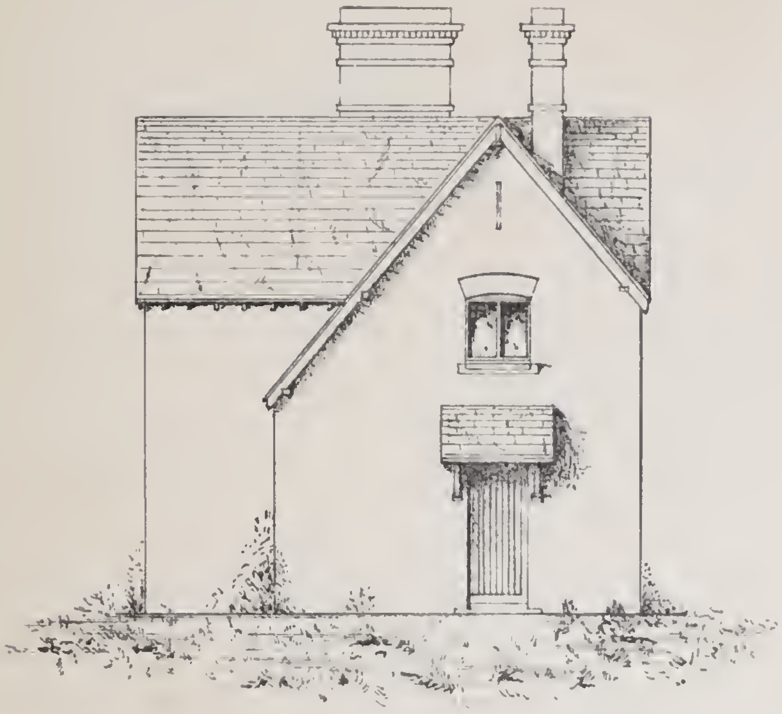
The cost of building this School House complete, exclusive of cartage of materials, amounted to £176.

A similar Residence (based on this plan) has also been erected on a site adjoining Heathfield Park, in Sussex, for Sir Charles William Blunt, Bart.: it is built of red brick, the chamber floor being executed in weather tiling, and the roofs covered with local tiling laid to ornamental patterns. The cost will be about £200.

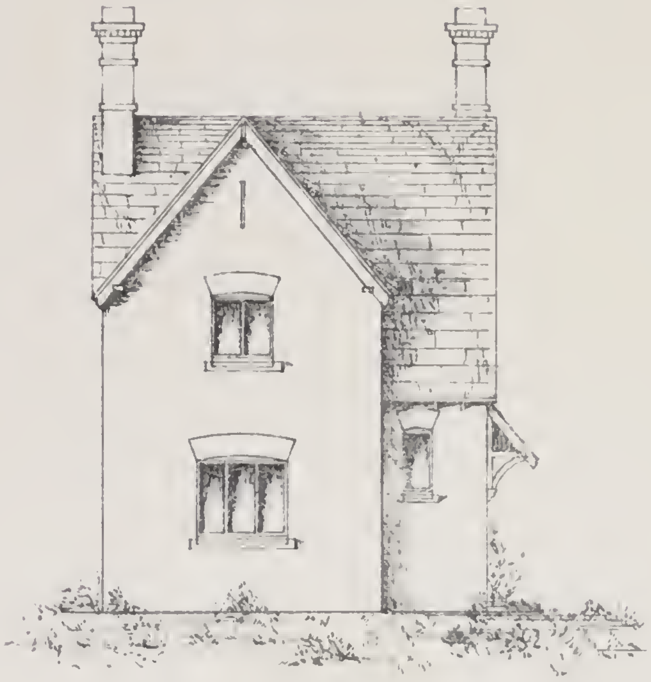
A similar Residence (based on this plan) is in course of erection at Tain, in Rosshire, N.B., for John McLeod, Esq.

Scale, ⅞ths of an inch to 10 feet.

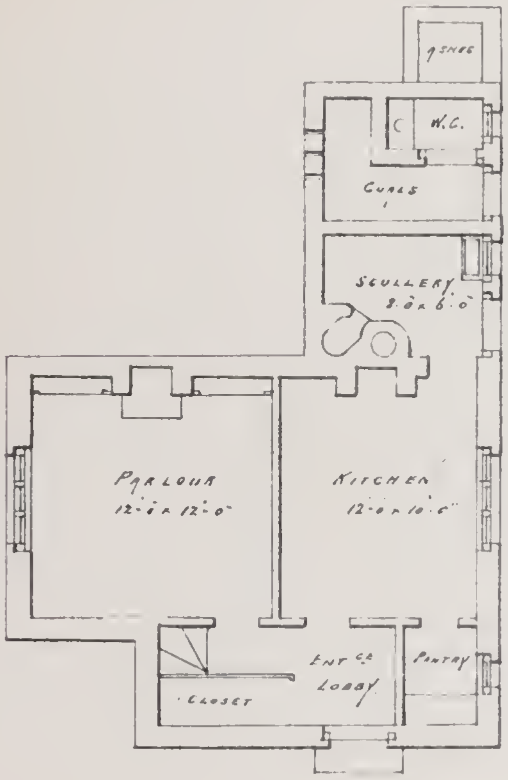
PLATE No 35.



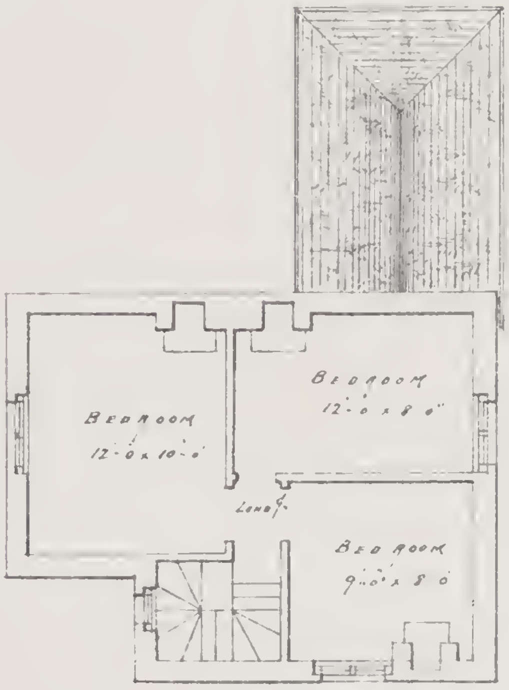
ENTRANCE FRONT.



ELEVATION TO ROAD.



GROUND PLAN.

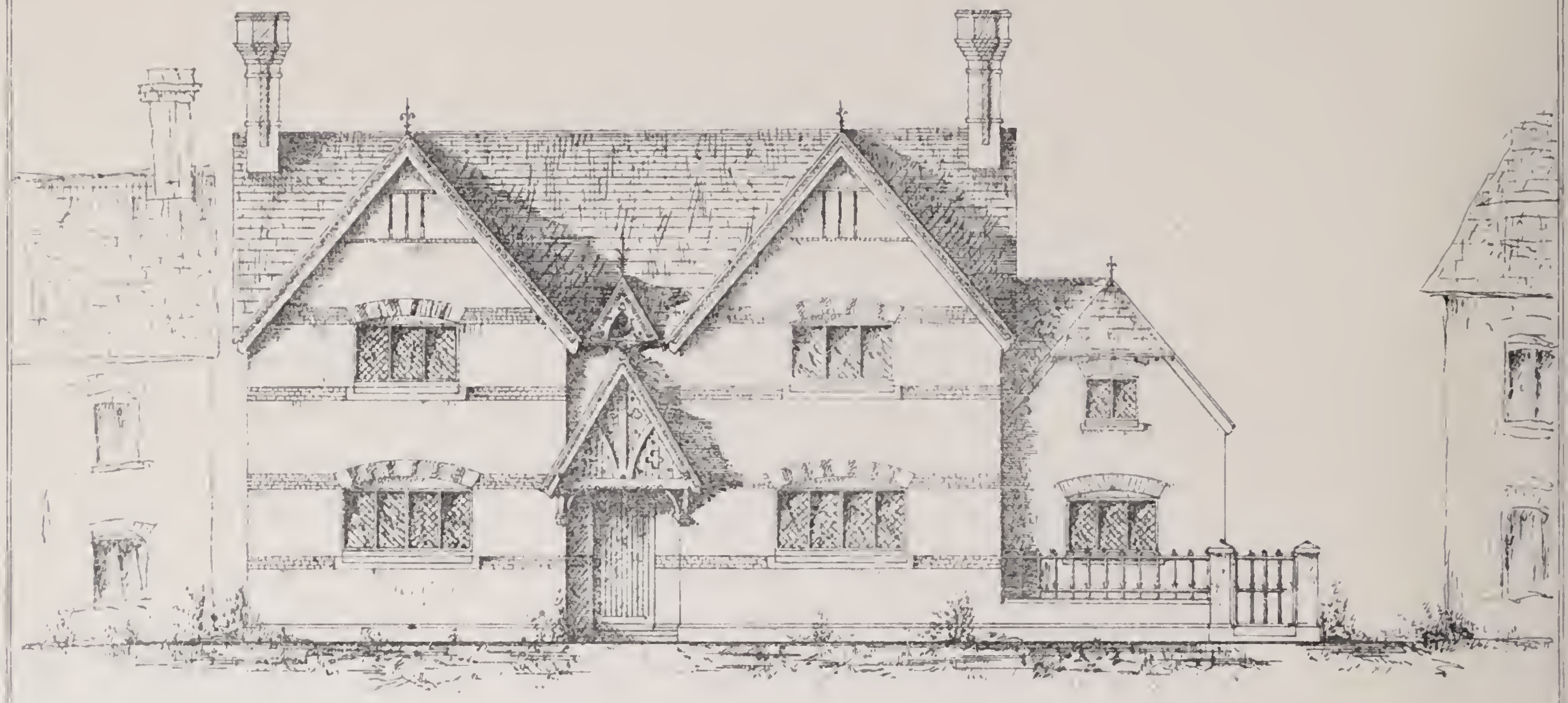


CHAMBER PLAN.

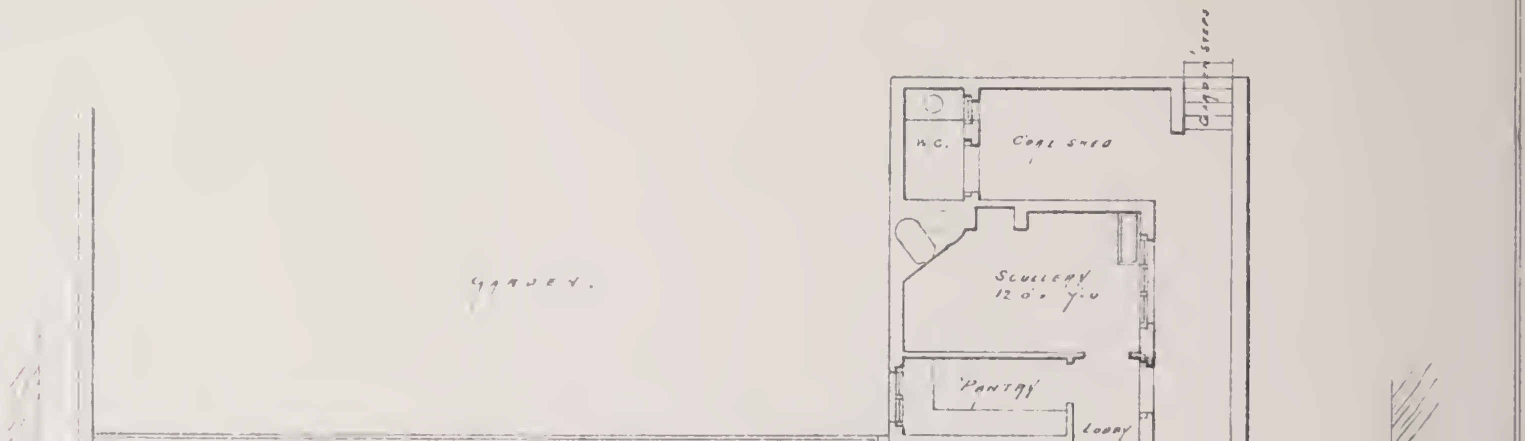
John Birch
Archt.

No 9 John Street Adelphi W.C.

PLATE No. 36.



ELEVATION TO PUBLIC STREET.



Accommodation of Bedroom Floor.
2 Bedrooms each 16-0 x 10-0 over Study
1 Bedroom over Dining Room 16-0 x 16-0
1 Servants Bedroom over Kitchen
W.C. and Linen Closet

GROUND PLAN

John Birch
Archt.

No 8 John Street Adelphi W.C.

Plate No. XXXVI.

CURACY HOUSE, erected at Pewsey, Wilts, for the Rev. T. F. RAVENSHAW.

This house was lately erected in Pewsey as a residence for the Curate. It has been built of red brick, relieved with bands and arches of dark blue Staffordshire bricks, and the roofs are covered with ornamental tiling. All the windows are filled in with lead quarry lights, glazed with tinted cathedral glass.

Besides the accommodation contained on the ground plan, three bedrooms, a servant's bedroom, W.C., and linen store are provided on the chamber floor.

The kitchen offices form a wing on the right-hand side, with a servants' entrance and internal passage communicating with the house. The nature of the site did not allow of the new building being set back from the line of the street.

The cost of this house complete, including offices, fence walls, water supply, drainage, &c., complete, was about £750.

Scale, ⅞ths of an inch to 10 feet.

Plates Nos. XXXVII., XXXVIII., and XXXIX.

COUNTRY RESIDENCE proposed to be erected for JAMES HUNTER, ESQ., North Shields.

This House is proposed to be built on a favourable site in the suburbs of North Shields. Besides the accommodation shewn and described on the ground and chamber plans, extra bedrooms, servants' bedrooms, box-room, linen stores, and housemaid's closet are provided in the attic story. The basement contains suitable larders and dairy, beer cellar, wine cellar, coal cellar, and knife and boot cleaning rooms.

This house is intended to be built of random coursed rubble stone, with neatly tooled stone dressings, and the roofs covered with Westmoreland slating.

In the arrangement of this plan the drawing-room and library, which communicate, having an arched opening, with sliding doors, are placed on the left hand side of the entrance hall, each room having several views. The dining room is placed on the right-hand side of the hall, with dinner service room adjoining, having a serving window to kitchen. The hall is 11 feet wide, with a spacious and handsome staircase at one end, lighted from the west. The kitchen offices and back stairs are well situated on the north-west extremity of the building, completely shut off from the reception-rooms and entrance. The dining-room will have a north and east aspect, and the principal bedrooms will have several views.

Plate No. XXXVII., shews the ground and chamber plans.

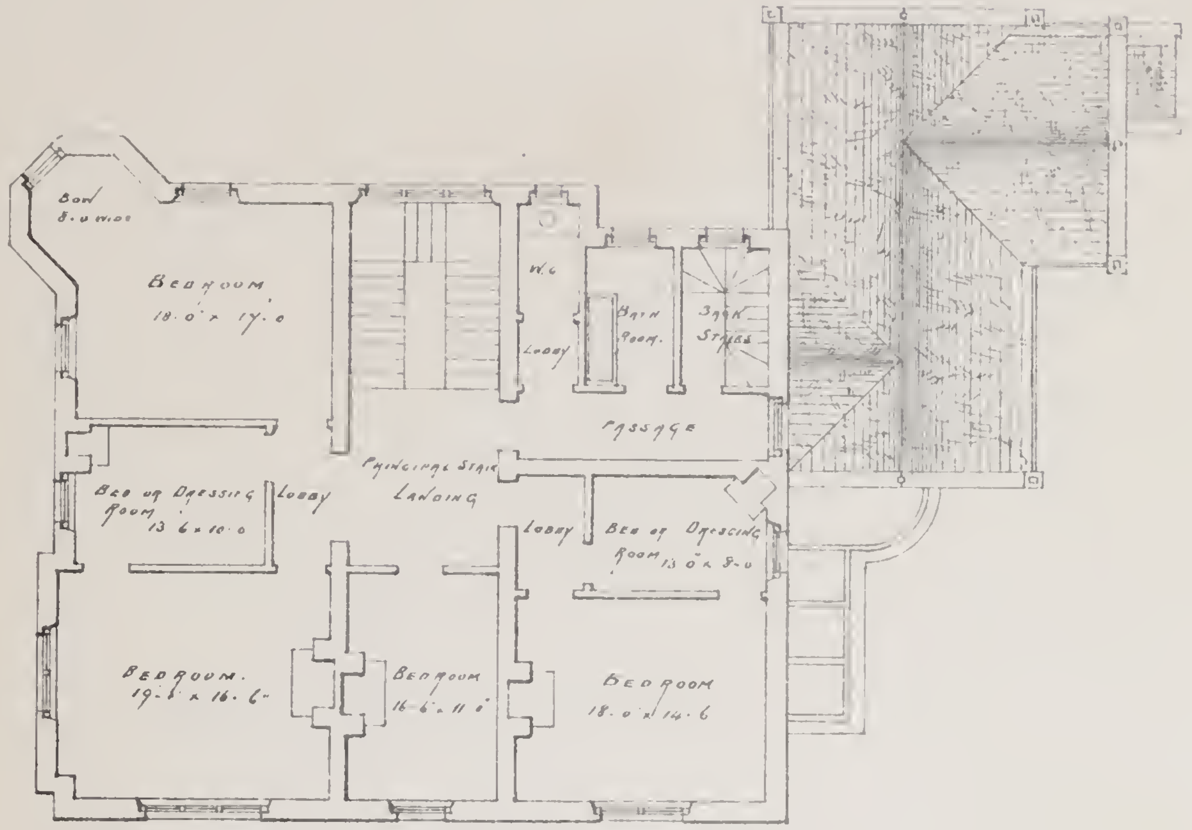
Plate No. XXXVIII., shews elevations of the two principal fronts.

Plate No. XXXIX., shews perspective view of the building looking towards the south and east fronts.

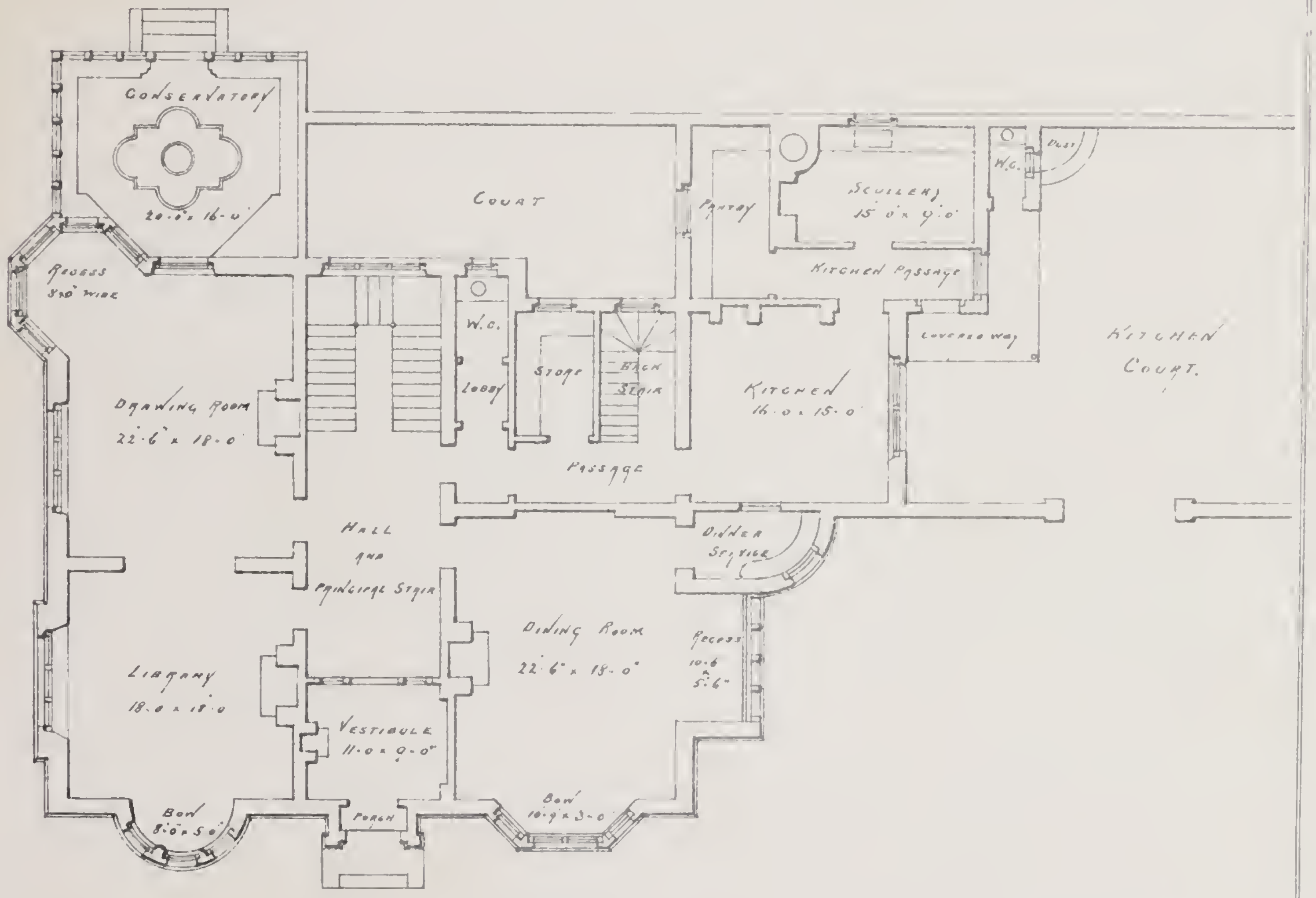
The cost of this house, finished in a superior manner, will be about £3,500.

Scale 16 feet to an inch.

PLATE No 37.



CHAMBER PLAN.

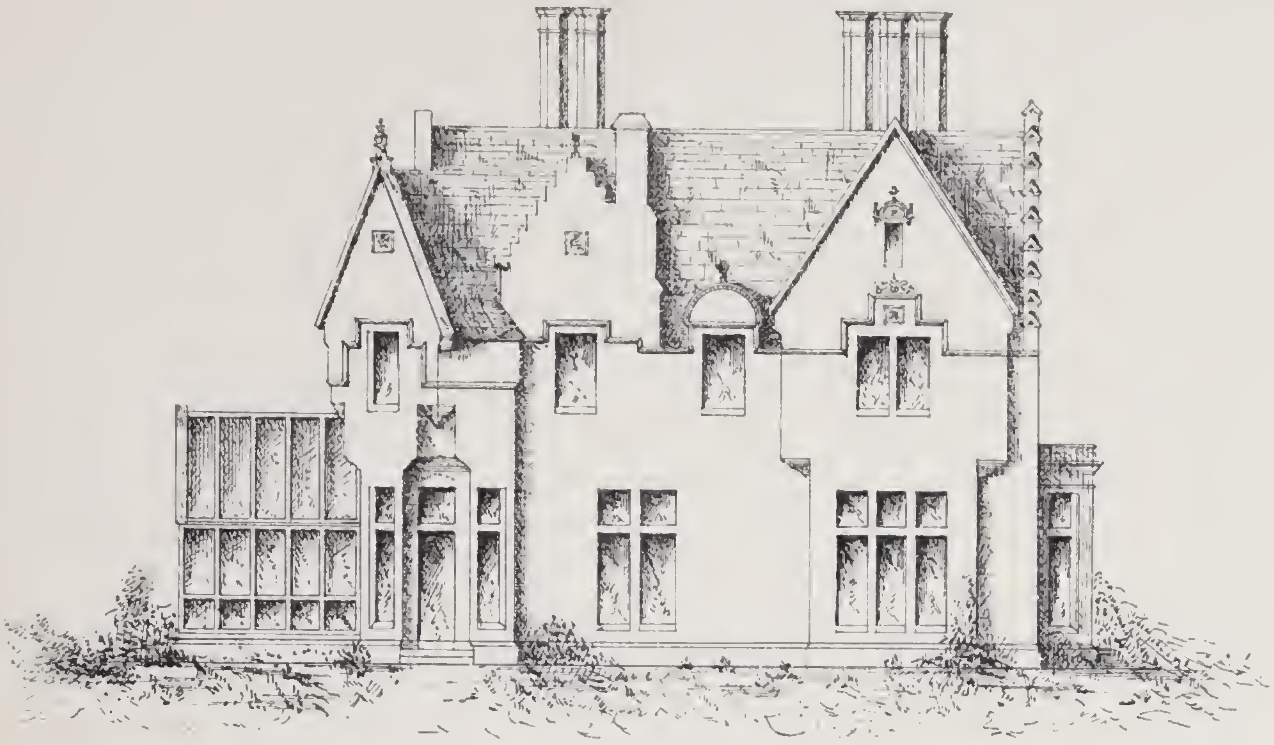


GROUND PLAN.

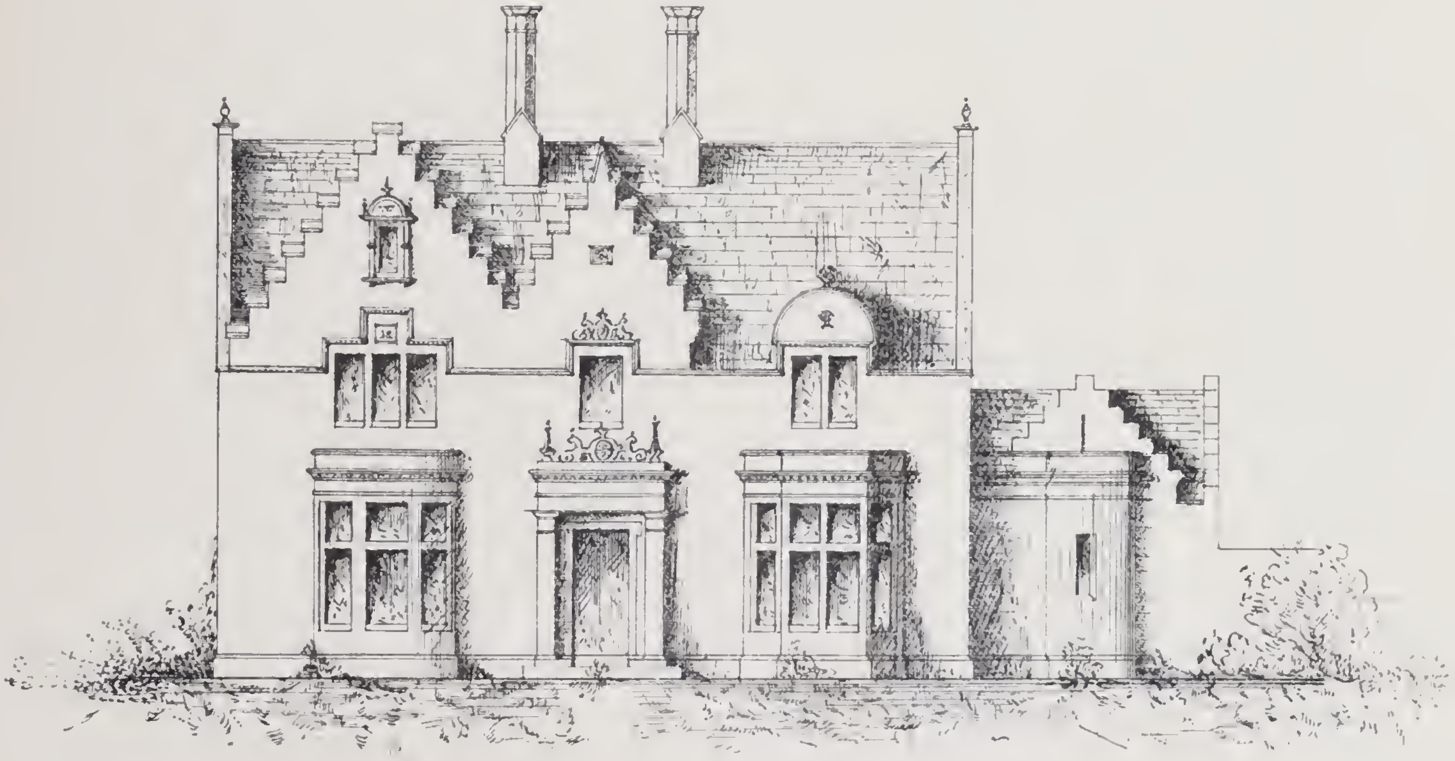
John Birch Archt.

No 4 John Street Adelphi W.C

.PLATE No 38.



.SOUTH FRONT.

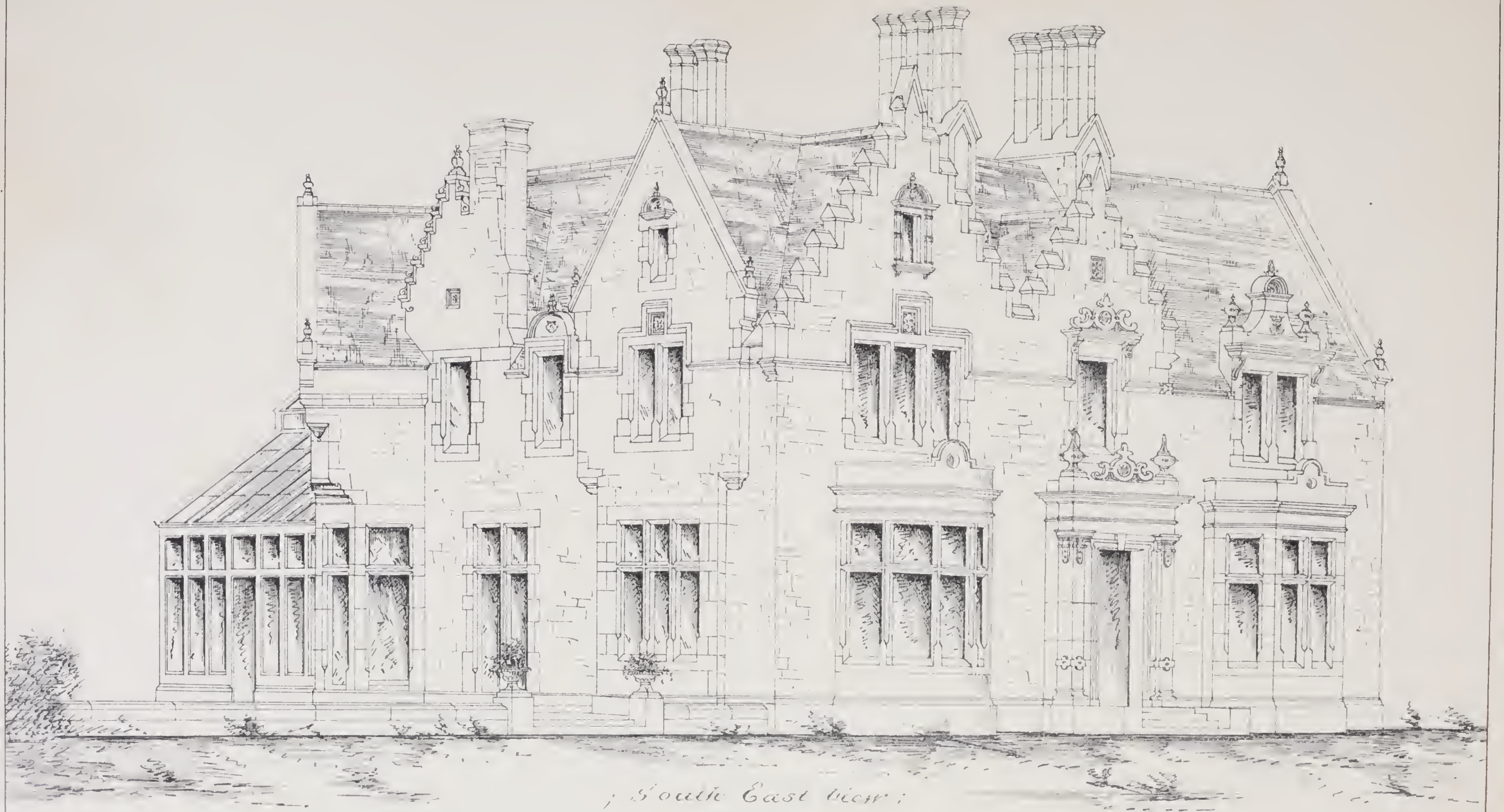


.ENTRANCE FRONT.

No 9 John Street, Adelphi. W.C

John Birch archt.

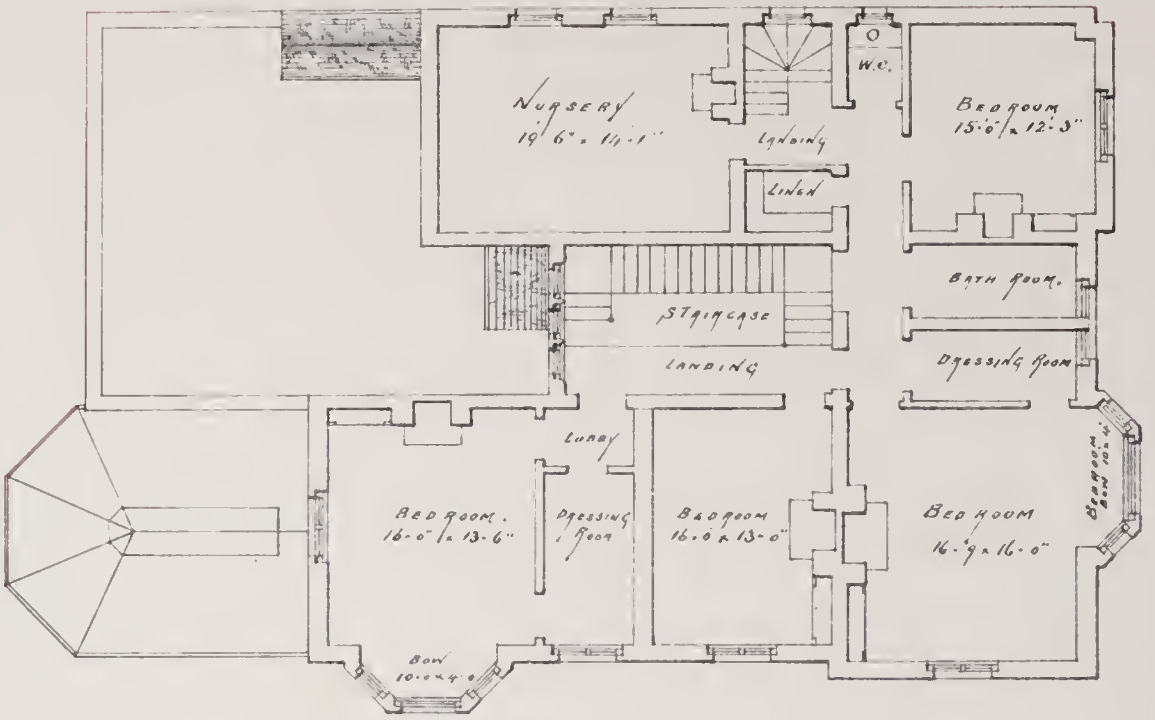
. PLATE No. 39 .



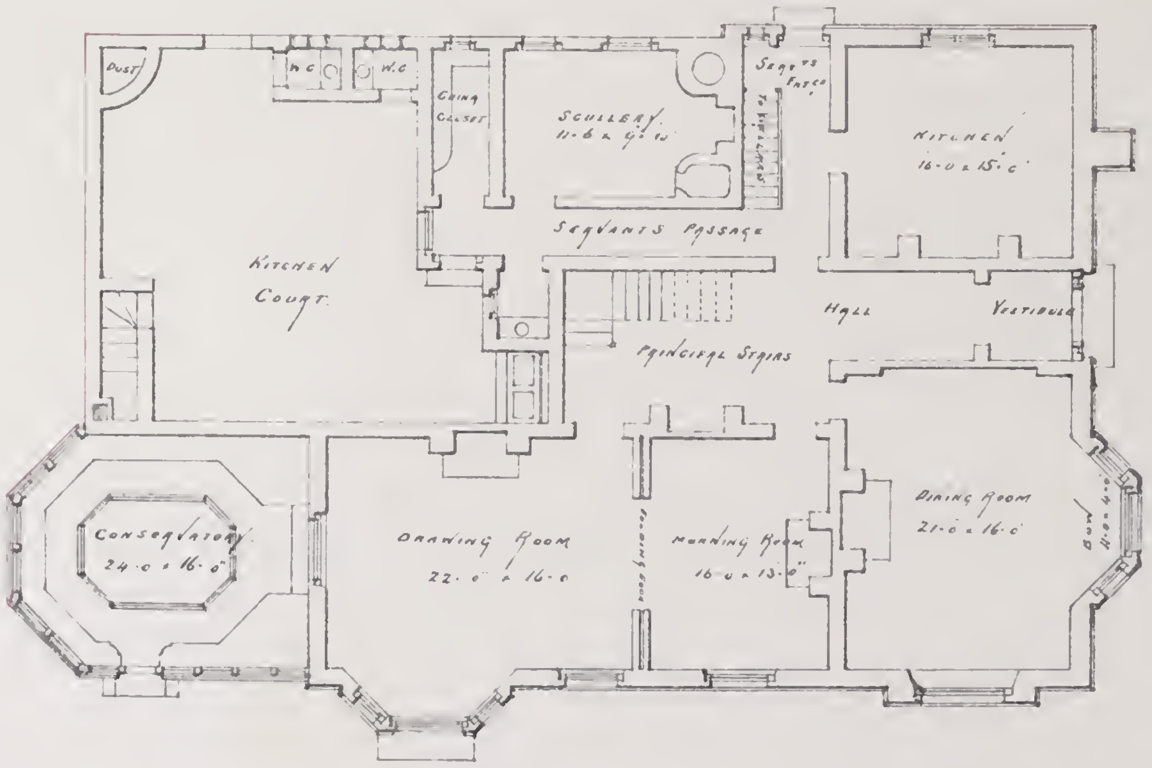
; South East view ;

9 John Street, Adelphi, W.C

PLATE No 40.



.CHAMBER PLAN.

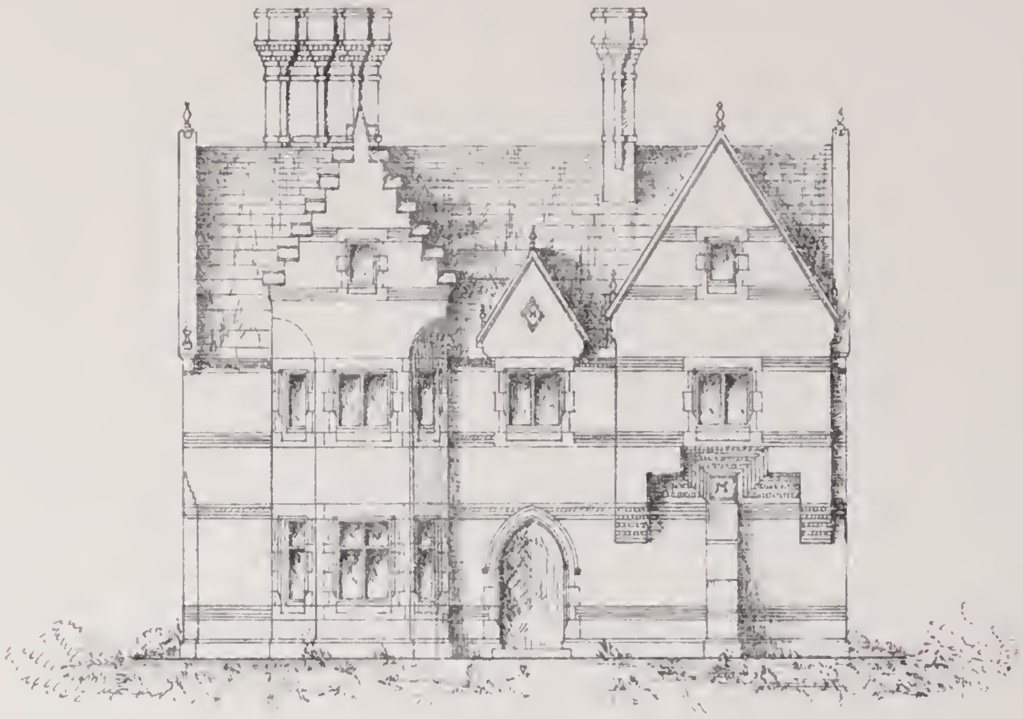


.GROUND PLAN.

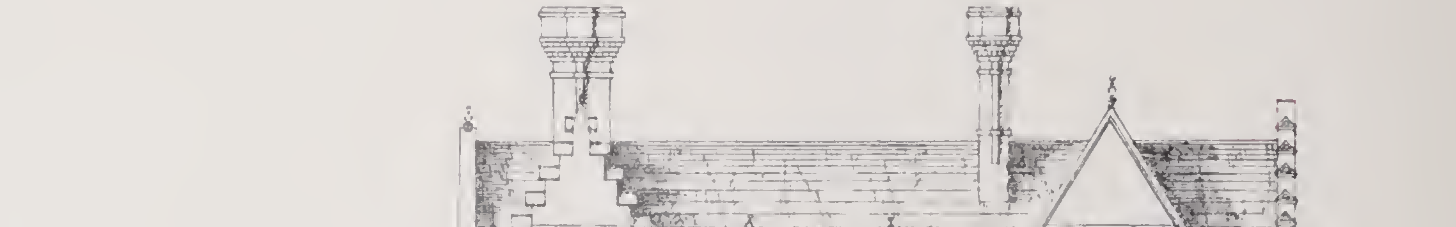
No 9 John Street Adelphi W.C

John Birch
Archt

PLATE No. 41.



. EAST FRONT.

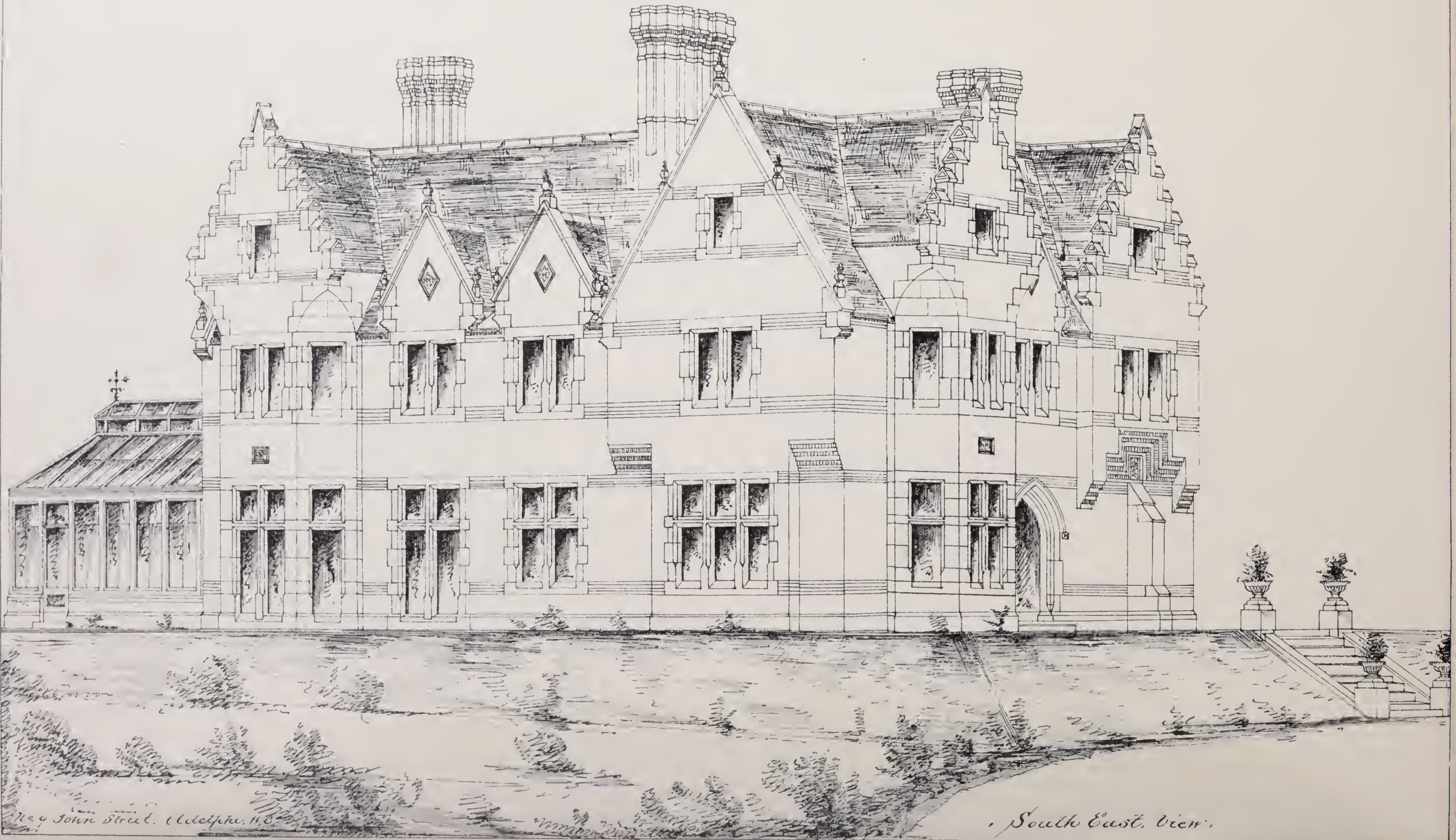


. SOUTH FRONT

John Birch
Archt.

No 9 John Street, Adelphi W.C.

,PLATE. No 42,



, South East. View,

Plates Nos. XL., XLI., and XLII.

COUNTRY RESIDENCE erected at Upton in Berkshire, for NATHANIEL HUMFREY, Esq.

This house has been recently built at Upton, near Didcot, and is prominently situated on the face of a hill, having from its south and east fronts some of the finest views in the county. Besides the accommodation provided on the ground and chamber floor plans, servants' bedrooms, housemaid's closet, box and linen rooms are contained in the attic story, while good arched cellarage is provided in the basement, including a dairy, wine, beer, and coal cellars, and potato stores.

The principal rooms have been handsomely executed with pitch pine, and the dining room with wainscot oak. The House has been built of rich dark coloured red bricks, relieved with bands of blue bricks having Bath stone dressings to doors, windows, gable copings, &c., and the roofs are covered with ornamental Staffordshire tiling.

The principal entrance to the house, on the east, is approached by a handsome flight of steps and terrace; there is also a broad and handsome terrace extending the whole length of the south front.

In this plan the three principal rooms have been arranged on the left hand side of the entrance hall and principal staircase, with south, east, and west aspects. The drawing and morning rooms communicate by means of sliding doors, and the former has French casement windows opening into conservatory on the west. The kitchen offices and back stairs are placed on the right hand side of the hall and shut off from the principal part of the house. The chief bedrooms have east, south, and west aspects, much extra room, and fine views being obtained from the bow windows. The staircase has been handsomely executed with pitch pine, having carved newils and pendants; it is open to the chamber floor and lighted from the west.

The stables shewn on plate No. 31a, with the kitchen garden adjoining, are conveniently placed in the rear to the north west of the residence.

Plate No. XL. shews the Ground and Chamber Floor Plans.

Plate No. XLI. shews the South and East fronts.

Plate No. XLII. shews a perspective view taken from the South-East.

The cost of this house, including conservatory and offices complete, has been about £2,500.

Scale, 16 feet to an inch.

Plates Nos. XLIII., XLIV., and XLV.

COUNTRY RESIDENCE, erected at Stroud, Gloucestershire, for William Cowle, Esq.

This Residence has been recently erected on a well-selected site in the vicinity of Stroud. The principal rooms have some fine views of the valley, and the tower commands some fine scenery, with the river Severn in the distance. In addition to the accommodation shewn on the ground and chamber plans, Plate No. XLIII., a box-room and housemaid's closet is provided over the bath room, accessible from the servants' stairs. The observatory in tower has windows on each side, and is reached by a small stair from the principal lobby on the chamber floor. The basement contains a dairy, wine, beer, and coal cellars. A handsome conservatory is added to the drawing-room and morning-room side of the house, and suitable stable offices have been erected in the rear.

The building has been constructed of local rubble stone raised on the estate, with Bath stone dressings to angles, doors, and windows, and the roofs are covered with Welsh slating.

On carefully studying the plans it will be seen that the principal rooms are conveniently placed on each side of the entrance hall; each room having several views. The principal staircase has three easy ascents, and is one of the chief features of the interior. It is open to the top or chamber floor ceiling, and is lighted by two handsome windows, looking to the north, having an imposing appearance from the entrance hall and vestibule. The servants' offices, situated in the rear to the north, are entirely shut off from the reception rooms, having back stairs communicating with the chamber floor; the dining room has a proper dinner service room with serving window to kitchen.

Plate No. XLIII. shews the Ground and Chamber Floor Plans.

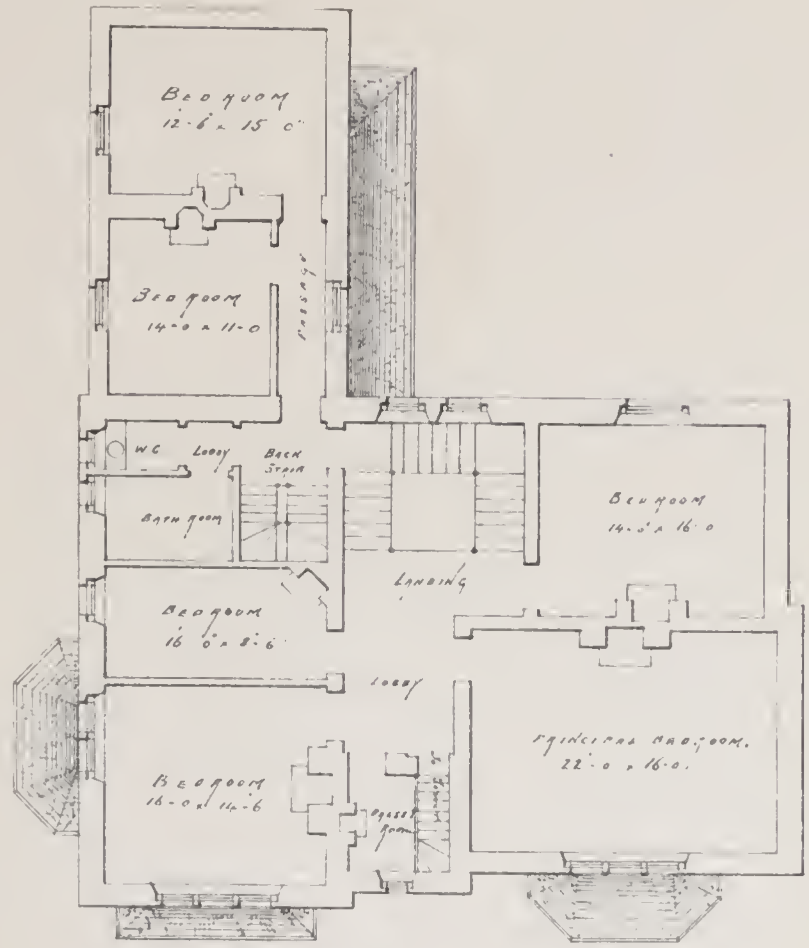
Plate No. XLIV. shews the South and East fronts.

Plate No. XLV. shews a perspective view taken from the South-East.

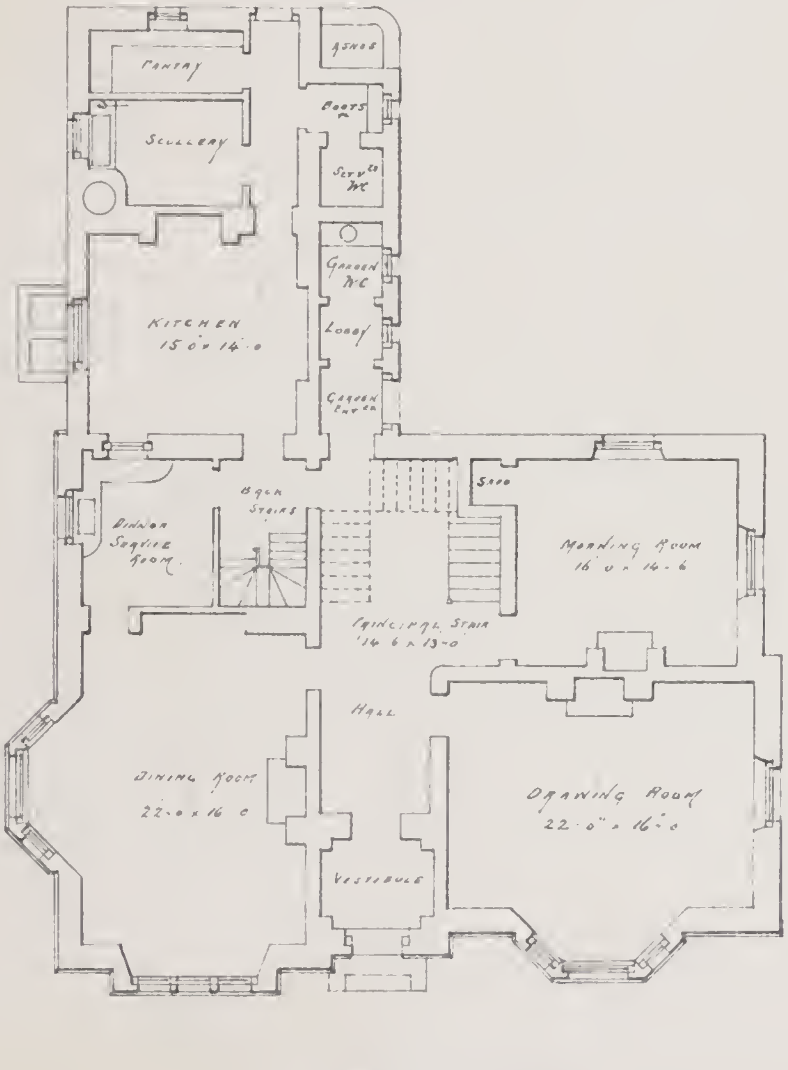
The cost of this house, including conservatory, offices, stables, and fence walls, will be about £2,200.

Scale, 16 feet to an inch.

PLATE No 43.



CHAMBER PLAN.

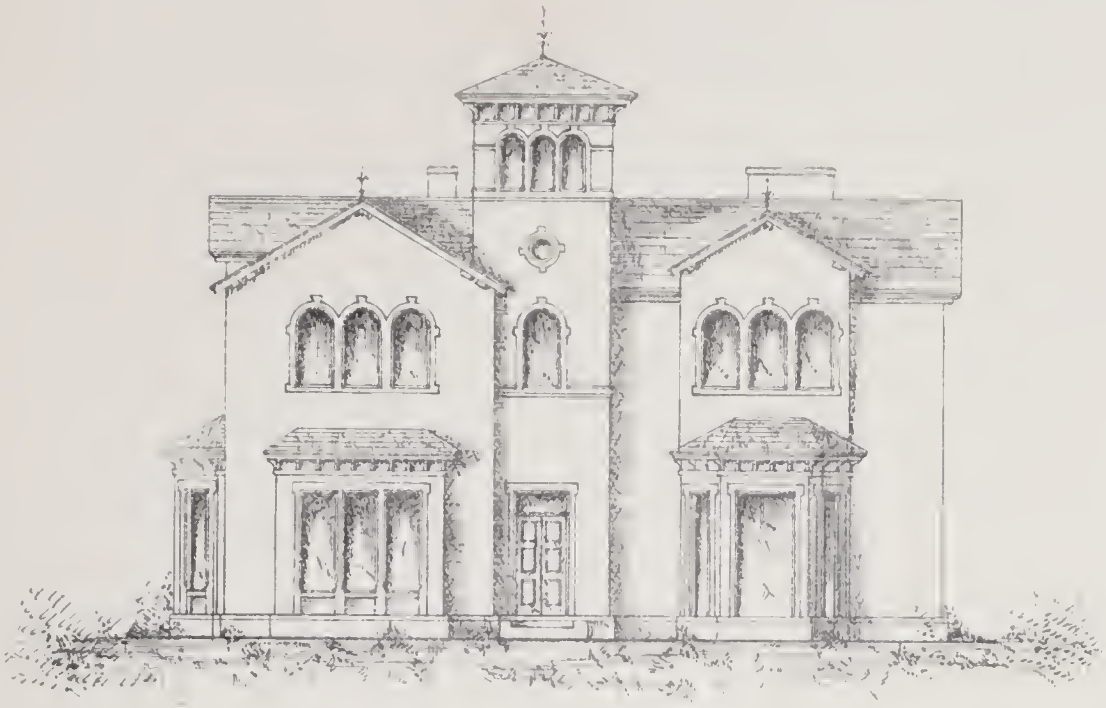


GROUND PLAN.

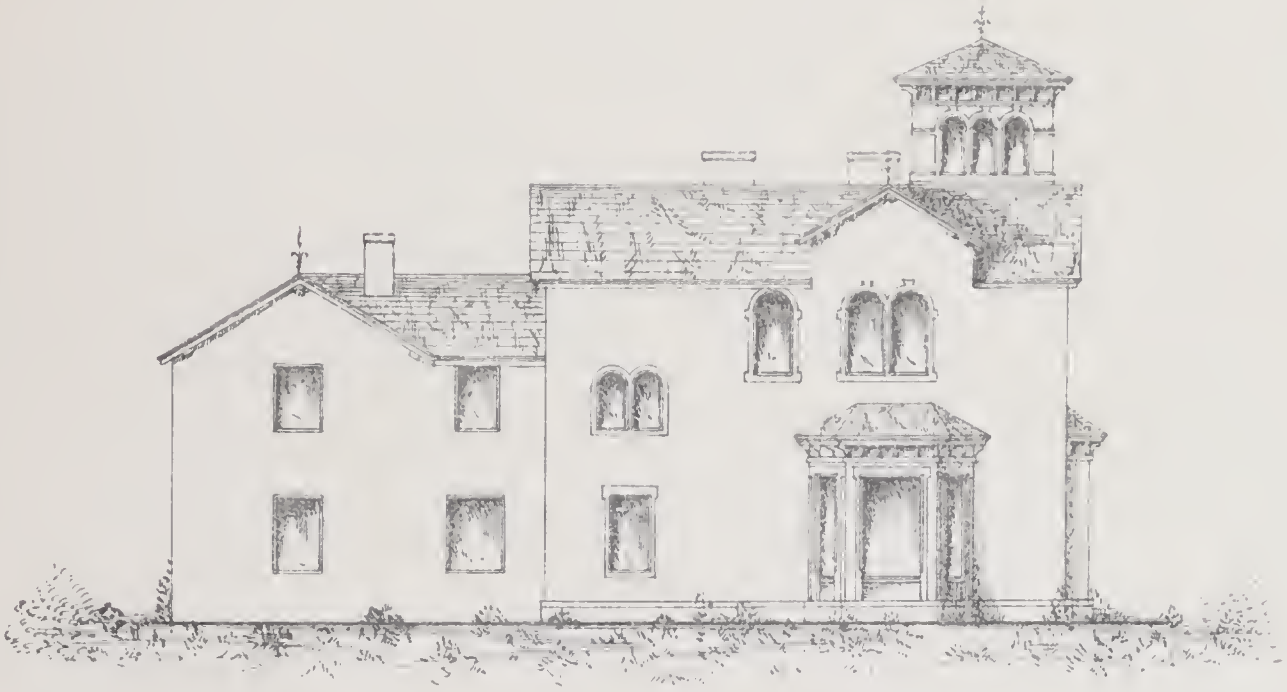
John Birch
Archt.

4 & 9 John Street, Adelphi W.C.

PLATE No 44.



SOUTH FRONT.

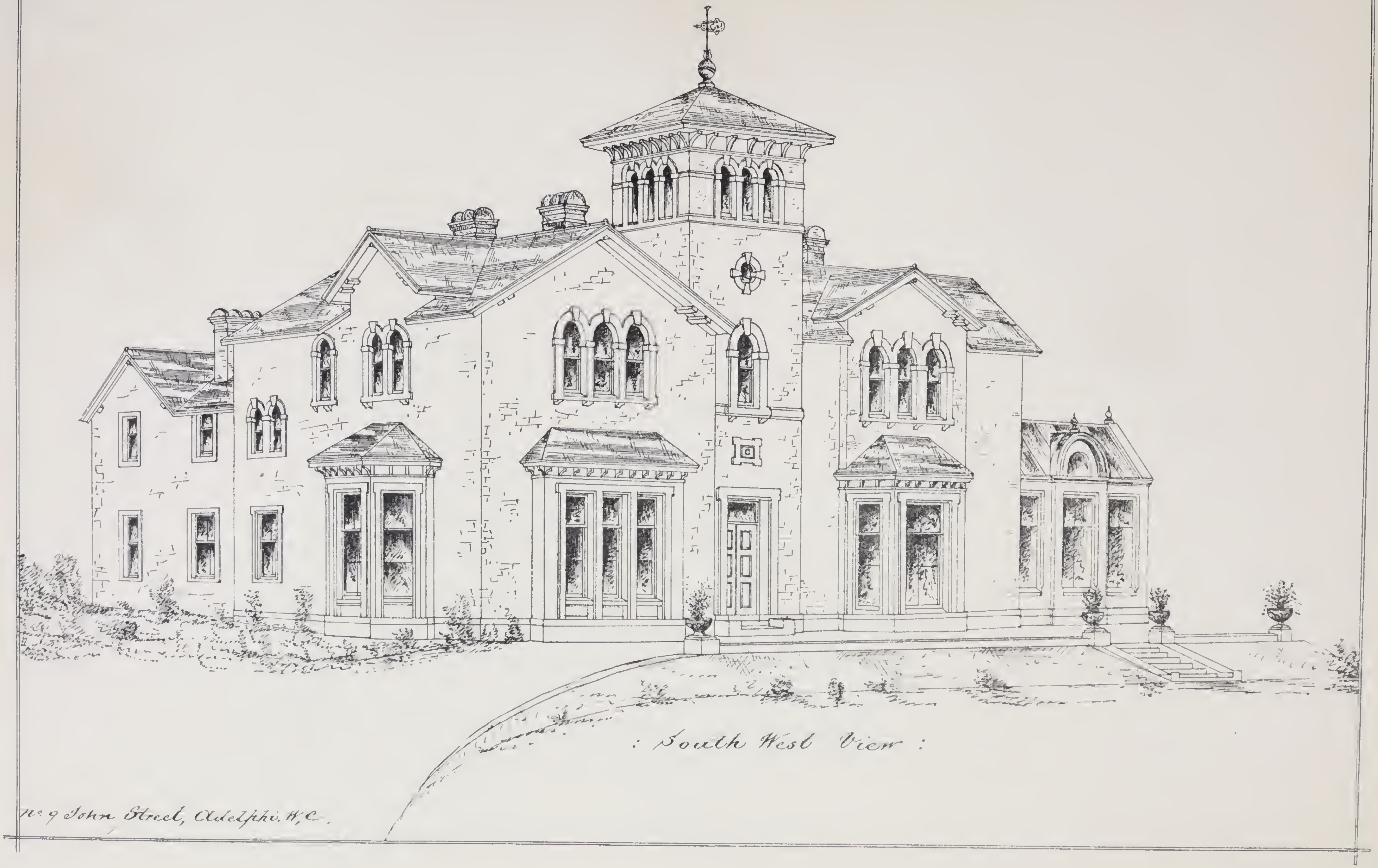


EAST FRONT.

No 9 John Street Adelphi W.C.

John Birch
Archt

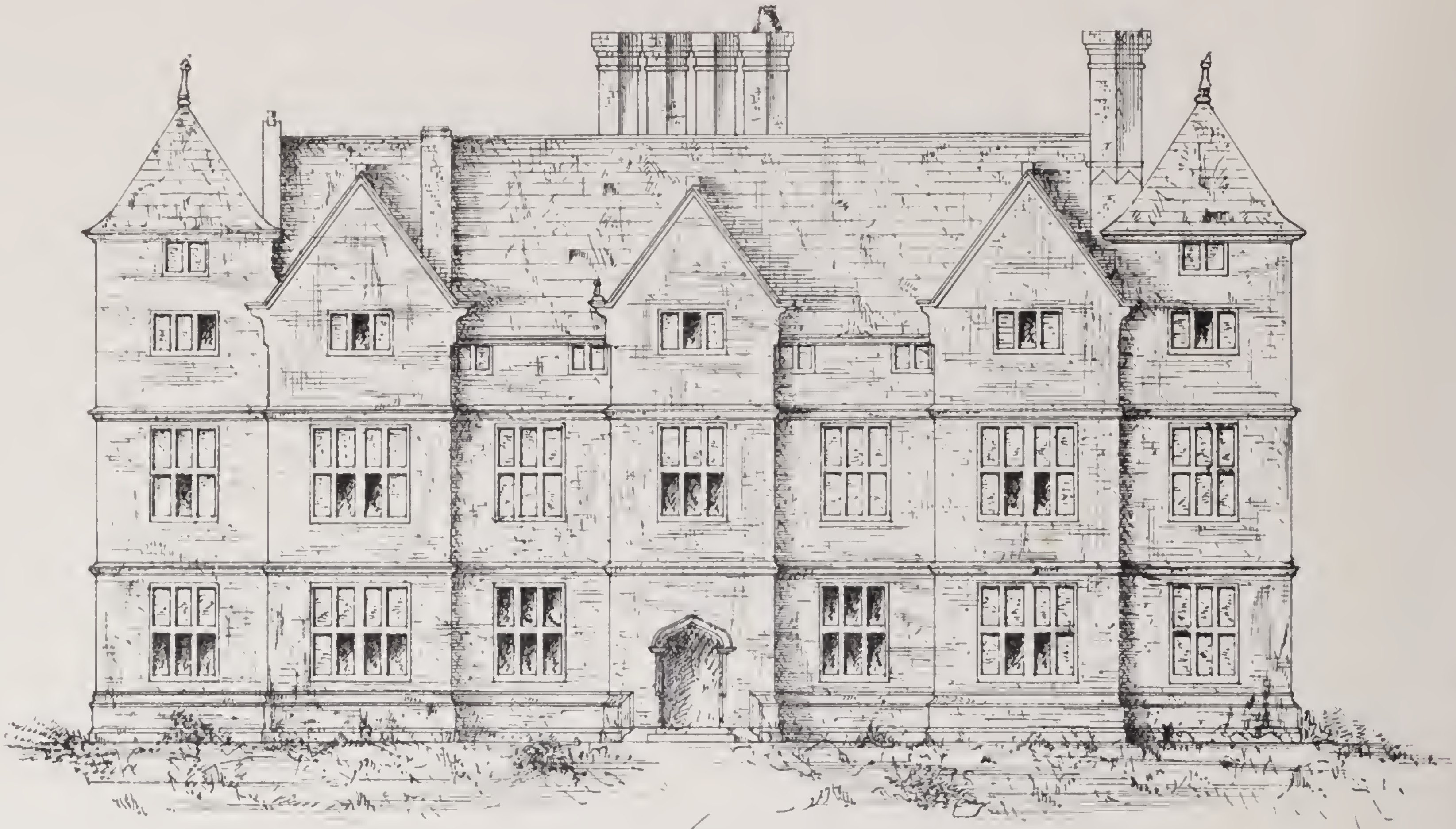
. PLATE No 45.



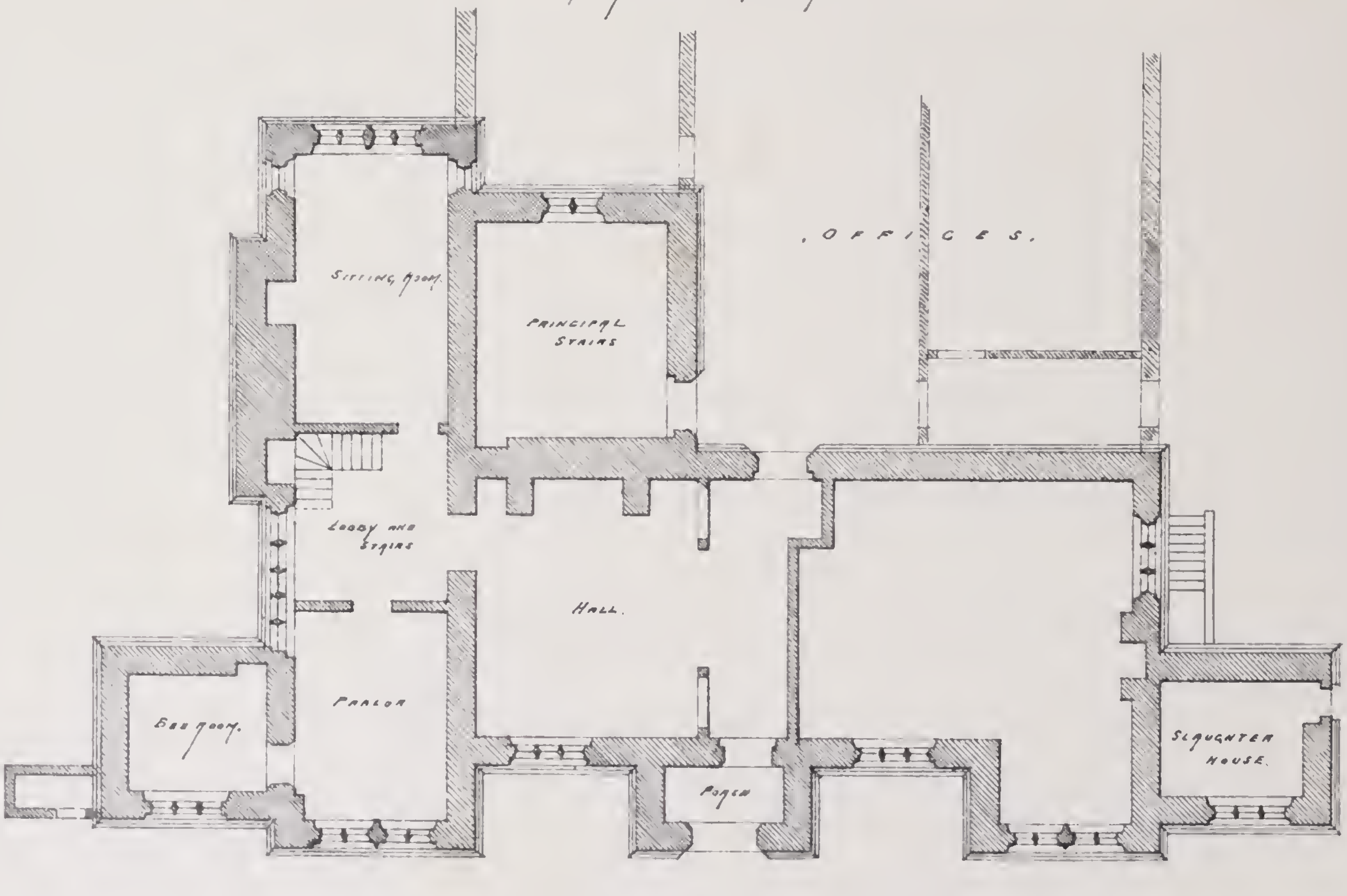
: South West View :

No 9 John Street, Adelphi, W.C.

PLATE No 46.



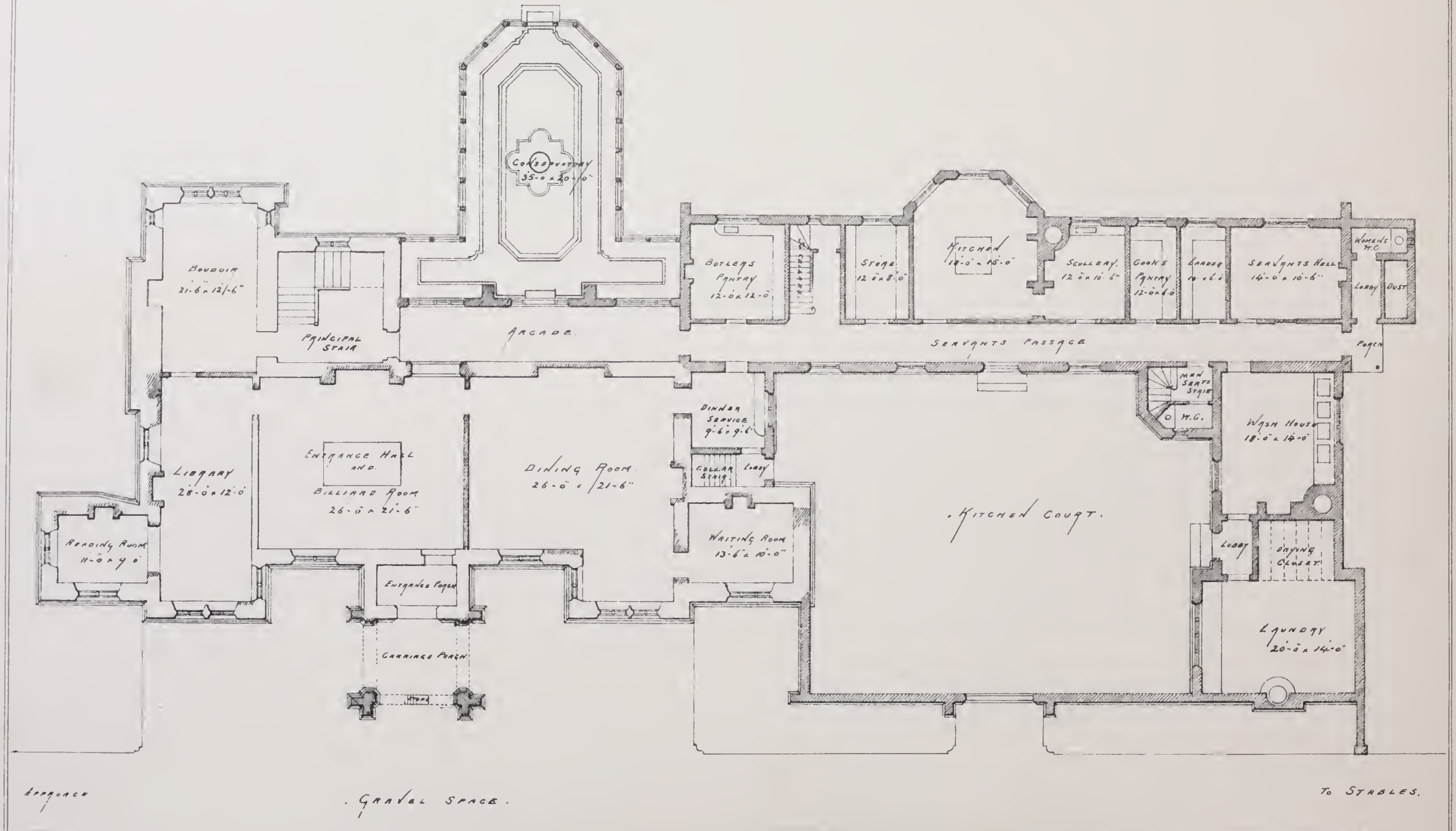
GRAFTON HALL AS AT PRESENT,



GROUND PLAN GRAFTON HALL.

No 9 John Street Adelphi W.C.

PLATE No 47.

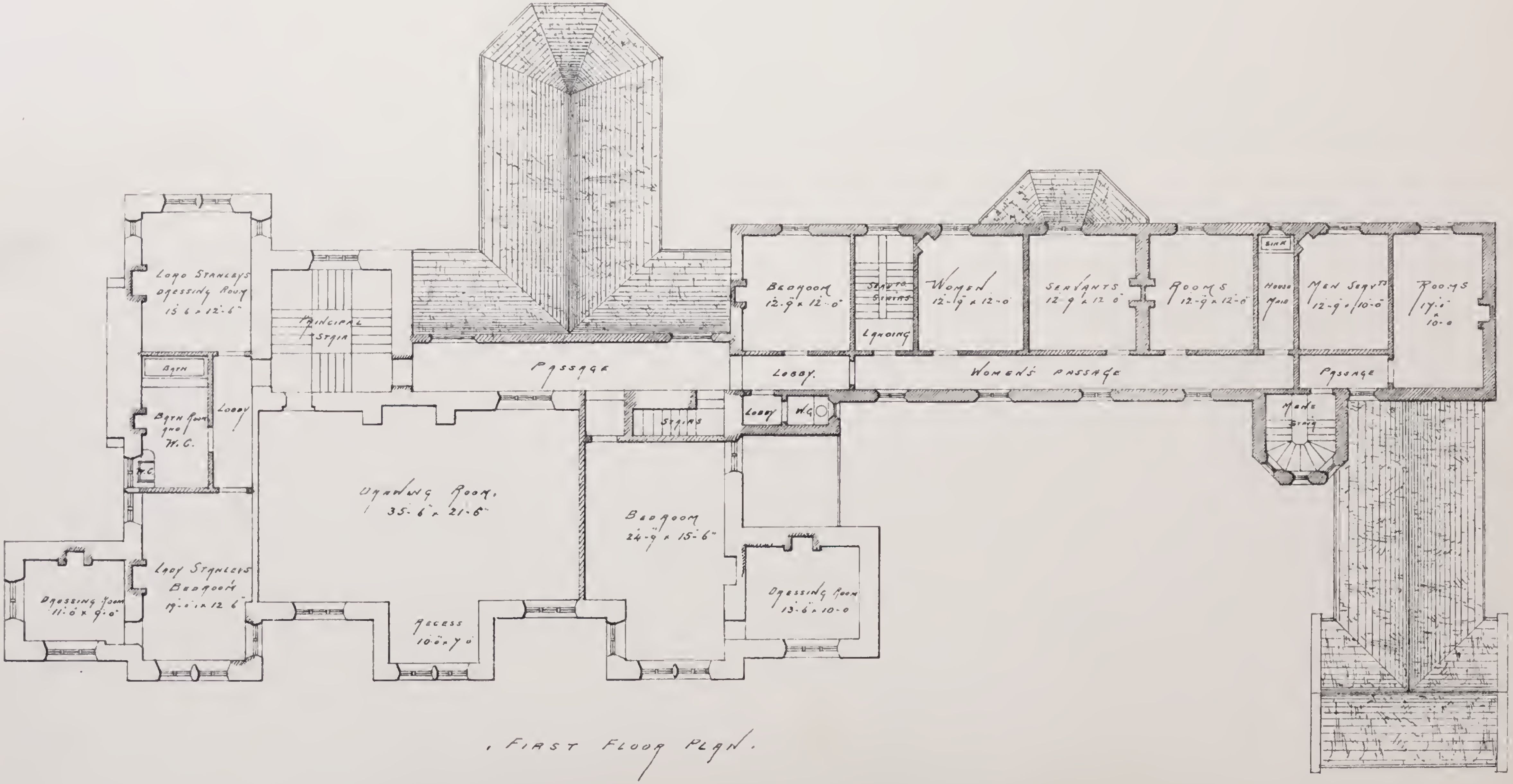


PRINCIPAL FLOOR PLAN.

No 9 John Street Adelphi. W.C.

J. Birch Archt

. PLATE No 48.

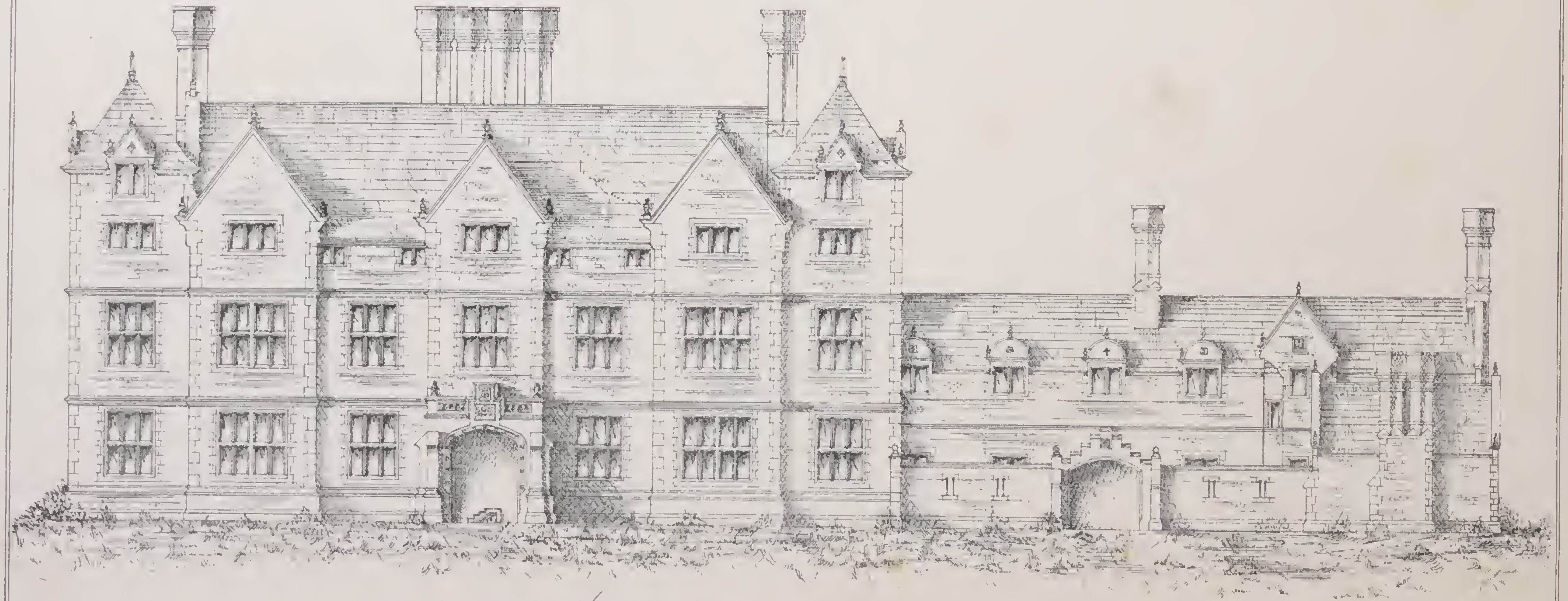


. FIRST FLOOR PLAN.

No John Street Adelphi. W.C.

Birch Archt

. PLATE No 49.



. GRAFTON HALL AS PROPOSED TO BE RESTORED.

. ENTRANCE FRONT.

No 9 John Street Adelphi. W.C,

J.B.

Plates Nos. XLVI., XLVII., XLVIII., and XLIX.

DRAWINGS shewing the proposed restoration of Grafton Hall, Cheshire, for THE RIGHT HON. THE LORD STANLEY OF ALDERLEY.

This house, of considerable antiquity, appears to have been built about the middle or latter end of the 15th century, and is a bold and effective specimen of the architecture of that period; it has been originally most substantially built of red brick with stone dressings, the walls and stone-work being now in a very fair state of preservation. All the external details are of a bold and pure Elizabethan character; the house also contains some fine specimens of panelled and carved oak and ornamental plaster-work of that time, chiefly in the Drawing Room and Entrance Hall.

Plate No. XLVI. shews a Ground Plan and View of the front of house as at present; the offices in the rear are modern. It will be observed that at some period the greater portion of the windows have been blocked up, and considerable internal alterations of a modern character, and not enhancing the beauty of the old structure, appear to have been made at various times.

Plate No. XLVII. shews the principal Floor Plan as proposed to be restored; the *hatched lines* on this drawing, and also on the drawing No. XLVIII. indicates the nature and extent of the proposed additions and alterations; the portions of the plans not having hatched lines shews the old work. Additional offices, with suitable dairy, knife and boot house, ice house, wine, beer, and coal cellars, and other conveniences are provided in the basement portion of the offices.

Plate No. XLVIII. shews the First Floor Plan; the Second Floor Plan provides additional bedroom accommodation. Sleeping accommodation for servants is provided over the kitchen offices, the men servants' rooms being placed in one end of the building, and shut off from the other part by a separate staircase and passage. The upper rooms in towers are reached by a small staircase from each of the dressing rooms on the Second Floor. Some fine views of the surrounding country are obtained from a Prospect Tower over the dressing room, and communicating on the second floor with the principal staircase.

Plate No. XLIX. shews a view of the Entrance Front as proposed to be added to and restored.

Scale, 16 feet to an inch.

THE END

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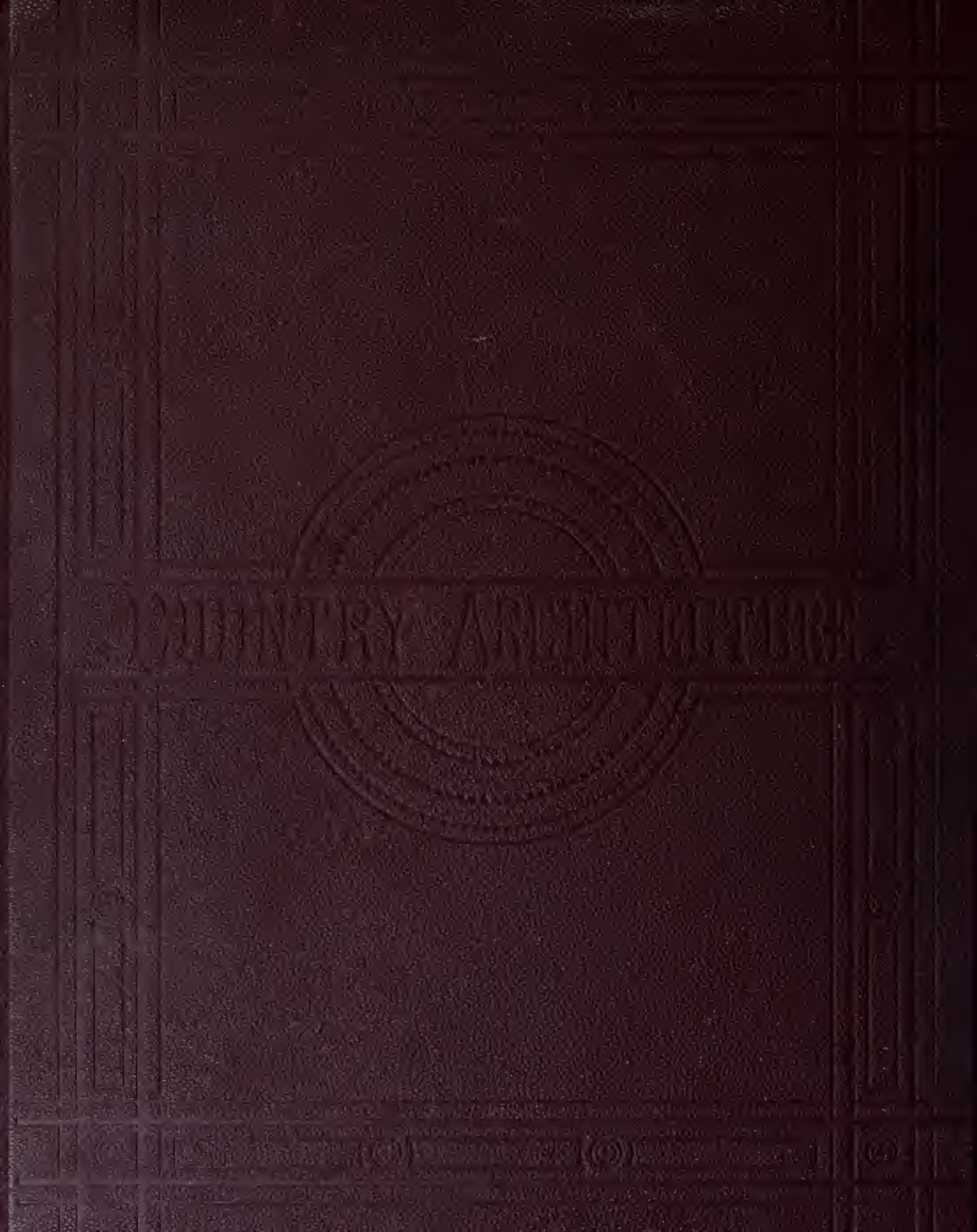
BURN
& CO



COUNTRY ARCHITECTURE